

**NOTICE OF PUBLIC HEARING
VILLAGE OF GREENPORT
ZONING BOARD OF APPEALS**

NOTICE IS HEREBY GIVEN that pursuant to Chapter 150, Zoning Article X, Section 150-27A of the Greenport Village Code, the Zoning Board of Appeals will conduct a Public Hearing at the Station One Firehouse, located at Third and South Streets, Greenport, N.Y. 11944 on **December 17, 2024,** **commencing at 6:00 p.m.** regarding the application of:

**Ruth Weiseshahn (Shank)
320 Carpenter Street
Greenport, NY 11944
SCTM: 1001 -5 -2 -10**

Applicant proposes to build a 10' x 14' carport in the front yard. This requires the following variances:

1. Accessory Building Setback

§150-13 Residence District Regulations

A. Accessory Building

(1) An accessory building may be located in any required rear yard, provided that:

(b) Such building shall be set back 5 feet from any lot line and shall not be located less than 10 feet from the principal building.

The Site Plan notes a proposed Carport and an Existing Shed in the Front Yard on Central Avenue as well as an existing shed in the rear yard

This would require an area variance to allow the Carport and Shed within the required Front Yard as well as a variance of 5 Feet from the existing shed to the rear lot line.

2. Front Yard Setback Requirements.

§150-12 Schedule Regulations

R2 District: Front Yard Setback 30 Feet

§150-13 Residence District Regulations

B. Corner Lots

(2) Corner Lots Rear and Side Yards

R2 District: Front yards are required on both street frontages.

The Site Plan notes an existing 2 story frame residence within the required front yard setbacks on both street frontages.

This would require an area variance for the new noncompliance at both street frontages:

Central Ave: 4.9 Feet Front Yard Variance

Carpenter Street: 14.9 Feet Front Yard Variance

3. Side Yard Setback Requirements.

§150-12 & 13E Schedule Regulations & Existing Small Lots

R2 District: Side Yard Setback 10 Feet.

The Site Plan notes an existing 2 story frame residence within the required Side Yard.

This would require an area variance for the side yard of 5.7.

At the said time and place, all interested persons may be heard with respect to the foregoing matters.

The Board has not yet made any determinations under the State Environmental Quality Review Act.

Any Persons having disability which would inhibit attendance in the hearing should notify the Village Clerk at least three business days prior to the hearing, so that reasonable efforts may be made to facilitate such attendance and participation.

All relevant documents may be inspected at the office of the Village Clerk, 236 Third Street, Greenport, New York, during regular business hours.

**BY ORDER OF THE VILLAGE OF GREENPORT
ZONING BOARD OF APPEALS
John Saladino, Chairperson**