

**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:

**Jennifer Del Vaglio  
on behalf of Wayne Turett  
746 Main Street  
Greenport, NY 11944  
SCTM: 1001 -2 -3 -8.2**

Applicant proposes construction of a 46' X 7.5' in-ground vinyl pool. This requires the following variances:

**1. Property Line Setback Requirements**

§150-7 Residence District Regulations

C. Permitted accessory uses, limited to the following:

(3) Swimming Pool

(a) The edge of the pool shall be kept a distance of not less than 20 feet from all property lines.

The plans show a distance from the edge of the pool to the side yard property line of 14.5 feet.

This would require an area variance of 5.5 feet.

**2. Pool Screening from abutting properties.**

§150-7 Residence District Regulations

C. Permitted accessory uses, limited to the following:

(3) Swimming Pool

(b) If located within 50 feet of any property line, such pool shall be screened from the view of abutting properties.

The plans show the pool to be located 14.5 feet from the side property line. A fence and concrete wall are indicated on the site plan, but does not demonstrate compliance with visual screening.

### **3. Property Line Setback Requirements**

§150-7 Residence District Regulations

C. Permitted accessory uses, limited to the following:

(3) Swimming Pool(c) An adequate permanent fence or barrier shall be erected, maintained and provided with a self-closing, self-latching gate to prevent unauthorized use of the pool and to prevent accidents.

The plans provided indicate a fence with gate at each end. The gate is not labeled as self-closing, self-latching and the height of fence is not provided.

### **4. Accessory Building Requirements**

§150-13 Residence District Regulations

A. Accessory Buildings:

(1) An accessory building may be located in any required rear yard.

The plans provided indicate the pool is located in the side yard.

This will require an area variance to allow the pool in the side yard of the property.

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**