

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

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals will conduct a Public Hearing at Station One Firehouse, located at Third & South Streets, Greenport, N.Y. 11944 on **December 16, 2025, commencing at 6:00 p.m.** regarding the application of:

**Robert I. Brown, RA
On behalf of Mark & Patty Carlos
140 Main Street
Greenport, NY 11944
SCTM # 1001 -5 -3 -18**

The applicant proposes to add a second and third floor to the building over existing retail space and create two (2) new apartments (approximately 1,100 square feet each). This requires the following variances:

1. Building Height Requirements

§150-12 Schedule Regulations

CR District: 2 Stories or 35 Feet

The plans show an addition of 2 stories above the existing 1 story retail space. Total 3 stories.

This would require an area variance of 1 Story.

2. Front Yard Setback Requirements

§150-12 Schedule Regulations

CR District: Front Yard Setback 6 Feet

The plans show an addition of 2 stories above the existing 1 story retail space with a 0 Foot Front Yard Setback at both Front Yards.

This would require an area variance of 6 Feet at Both Front Yards for the addition.

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**