

**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 Greenport Red Schoolhouse, located at First and Front Streets, Greenport, N.Y. 11944 on **April 15, 2025,** **commencing at 6:00 p.m.** regarding the application of:

**Joe Bocci
on behalf of Nicole Murch
417 Clark Street
Greenport, NY 11944
SCTM: 1001 -7 -5 -14**

Applicant proposes renovation and addition to an existing two-story, one-family residence, including general construction, mechanical, electrical, and plumbing. This project increases the building coverage by 11 SF. This requires the following variances:

- The proposed FRONT YARD SETBACK is 3.3' where 30' is required; therefore a 26.7' variance is required.
- The proposed EAST SIDE YARD SETBACK is 8.7' where 10' is required; therefore a 1.3' variance is required.
- The proposed BOTH SIDE YARDS SETBACK is 19.5' where 25' is required; therefore a 5.5' variance is required.
- The proposed height of the barn is 19.5' where 15' is required; therefore a 4.5' variance is required.
- The proposed EAST SIDE YARD SETBACK is .9' where 5' is required; therefore a 4.1' variance is required.
- The proposed SOUTH SIDE YARD SETBACK is 2.3' where 5' is required; therefore a 2.7' variance is required.
- The proposed LOT COVERAGE is 33% where 30% is required; therefore a 3% variance is required.

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**