

**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 the Schoolhouse, located at First and Front Streets, Greenport, N.Y. 11944 on **January 21, 2025, commencing at 6:00 p.m.** regarding the application of:

**Marc Rische  
on behalf of 67 Sound Chesire LP  
426 Clark Street  
Greenport, NY 11944  
SCTM: 1001 -7 -3 -7**

Applicant proposes to renovate a single-family residence within the existing footprint and add an additional 203 SF second floor. This requires the following variances:

**1. Corner Lot Requirements.**

§150-13 Residence District Regulations B. Corner Lots

Obstruction to vision at street intersections. At all street intersections or driveway entrances in all residence districts, no obstructions to vision exceeding 30 inches in height above curb level shall be erected or maintained on any lot within the triangle formed by the street lines of such lot and a line drawn between points along such street lines 30 feet distant from their point of intersection.

- (a) The existing first floor is located within the diagonal line formed at 30 feet from each intersection.
- (b) The proposed second floor is located within the diagonal line formed at 30 feet from each intersection.

## **2. Accessory Building Setback**

### §150-13 Residence District Regulations B. Accessory Building

(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 existing detached garage is 1.6 feet from the rear lot line and 4.0 feet from the side lot line.

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**