

**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 **May 20, 2025, commencing at 6:00 p.m.** regarding the application of:

**Brooke Epperson  
on behalf of Magdalena Paragas  
432 First Street  
Greenport, NY 11944  
SCTM: 1001 -4 -7 -2.1**

Applicant proposes restoration/renovation of an existing 1 1/2 story wood frame accessory structure. This requires the following variances:

- The proposed FRONT YARD SETBACK is 15.7' where 30' is required; therefore a 14.3' variance is required.
- The proposed NORTH SIDE YARD SETBACK is 2.6' where 10' is required; therefore a 7.4' variance is required.
- The proposed ACCESSORY STRUCTURE NORTH SIDE YARD SETBACK is 1.4' where 5' is required; therefore a 3.6' variance is required.
- The proposed ACCESSORY STRUCTURE EAST SIDE YARD SETBACK is 2.0' where 5' is required; therefore a 3.0' variance is required.
- The proposed ACCESSORY STRUCTURE max height is 26.10' where 15' is required; therefore a 11.10' variance is required.
- The proposed LOT COVERAGE is 39.2% where 30% is required; therefore a 9.2% variance is required.
- The proposed SHOWER PAD SETBACK is 3.8' where 5' is required; therefore a 1.2' 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**