

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

NOTICE IS HEREBY GIVEN that pursuant to Chapter 150, Zoning Article V, 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 Tuesday, December 21, 2021, commencing at 6:00 p.m. regarding the following application or matter:

**Bridget and Eric Elkin  
148 Bay Avenue  
Greenport, NY 11944  
SCTM # 1001-5.-2-15**

The applicants propose to make substantial renovations and expansions to an existing single-family residence. The proposed renovation would add a 62 sq ft extension to the northwest side of the house while converting the existing 135 sq ft northwestern side porch into year-round habitable space. The proposed renovation would extend a portion of the back of the house by 32 sq ft on the first floor and by 269 sq ft on the second floor, to create one uniform back wall to the house. These first and second floor alternations would add 498 sq ft of additional square footage to the house. The proposed renovation will also create a habitable third floor, creating two additional bedrooms, and a bathroom. A fire sprinkler system is proposed for the third floor and its pathway of egress. (The existing third floor is 500 sq ft and the renovation of the third-floor space does not expand the footprint in any way and does not in any way impact the existing roof, height, or envelope of the single-family residence.)

As part of the porch conversion and the back wall of the house, new windows and doors would be added to these areas of the single-family residence. No other windows or doors would be changed.

Overall, the existing 1446 sq ft footprint of the house would be enlarged by 94 sq ft to a 1540 sq ft footprint and the existing lot coverage of 33.6% would increase to 35.7%.

This property is located in the R-2 (One and Two-Family) District and is located in the Historic District. This proposed renovation requires area variances as follows:

- One-Family dwelling: Maximum lot coverage: 30%
  - The specifications show the proposed lot coverage is 1,540 SF (35.7%). The allowable lot coverage is 1,292 SF (30%). This would require an area variance of 248 SF (5.7%) lot coverage increase.
- One-Family dwelling: Front Yard Setback: 30-feet.
  - The plans show front yard setback of 14.7 feet. This would require an area variance of 15.3 feet.
- The total dimensions of both side yards for a principal building shall be computed based on four-tenths (0.4) of the lot width; however, no side yard dimension shall be less than four-tenths (0.4) of the total dimensions of both side yards computed as aforesaid, and no side yard dimension shall be less than 10 feet.
  - The plans show a west-side yard setback of 5.7 feet. This would require an area variance of 4.3 feet.
- The total dimensions of both side yards for a principal building shall be computed based on four-tenths (0.4) of the lot width; however, no side yard dimension shall be less than four-tenths (0.4) of the total dimensions of both side yards computed as aforesaid, and no side yard dimension shall be less than 10 feet.
  - The plans show an east-side yard setback of 1.5 feet. This would require an area variance of 8.5 feet.

- The total dimensions of both side yards for a principal building shall be computed based on four-tenths (0.4) of the lot width; however, no side yard dimension shall be less than four-tenths (0.4) of the total dimensions of both side yards computed as aforesaid, and no side yard dimension shall be less than 10 feet.
  - The calculated combined side-yard setback is 13.08 feet. (0.4 x 32.71) The plans show a proposed combined setback of 7.2 feet. This would require an area variance of 5.88 feet.
- One-Family dwelling number of stories permitted: 2 ½.
  - The plans show the conversion of the attic to livable space. This would require a variance for the proposed third story.
- One-Family dwelling: Off Street Parking.
  - The plans show no off-street parking to be provided. This would require a variance for 2 off-street parking spaces.

The application is on file with the Village Clerk, where it is available for review and inspection.

BY ORDER OF THE VILLAGE OF GREENPORT  
ZONING BOARD OF APPEALS  
John Saladino, Chairperson