

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, August 17, 2021 commencing at 6:00 p.m. regarding the following application or matter:

Jenna and Donald Williams
511 Carpenter Street
Greenport, NY 11944
SCTM # 1001-4.-3-32

The applicant proposes to make alterations to a two-story building and an accessory structure at 511 Carpenter Street. This property is located in the R-2 (One and Two-Family) District and is located in the Historic District. This property requires are variances as follows:

1. Building Height Requirements.

150-12 District Regulations

One-Family dwelling: Max. Height: 35' OR 2 ½ Stories. (R-2)

The plans show a proposed third floor addition. This would require an area variance for a third story.

2. Lot Coverage Requirements.

150-12 District Regulations

One-Family dwelling: Max. lot coverage: 30% (R-2)

The specifications show the proposed lot coverage is 2,895 SF (60%). The allowable lot coverage is 1,437 SF (30%). This would require an area variance of 1,458 SF (30%) lot coverage increase.

3. Front Yard Setback Requirements.

150-12 District Regulations

One-Family dwelling: Front Yard Setback: 30-feet. (R-2)

The plans show the front yard (of the 2-story building) setback of 1-foot, 6-inches. This would require an area variance of 28-feet, 6-inches.

4. Side Yard Setback Requirements.

150-12 District Regulations

One-Family dwelling: Side Yard Setback: 10-feet. (R-2)

The plans show the front yard setback of 1-foot, 6-inches. This would require an area variance of 8-feet, 6-inches.

5. Combined Yard Setback Requirements.

150-12 District Regulations

One-Family dwelling: Combined Yard Setbacks: 25-feet. (R-2)

The plans show the front yard setback of 1-foot, 6-inches on the north side, and 3-feet, 4-inches on the south side. This would require an area variance of 20-feet, 4-inches.

6. Rear Yard Setback Requirements.

150-12 District Regulations

One-Family dwelling: Rear Yard Setback: 30-feet. (R-2)

The plans show the front yard setback of 5-feet, 6-inches. This would require an area variance of 24-feet, 6-inches.

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