

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 Code of the Village of Greenport, a Public Hearing will be held by the Zoning Board of Appeals at the Station One Firehouse located at Third and South Streets, Greenport, N.Y., 11944 on Tuesday, September 15th, 2020 commencing at 6:00 p.m. regarding the following application or matter:

Janice Claudio Revocable Trust, Contract Vendee
624 First Street
Greenport, NY 11944
SCTM # 1001-2.-6-49.2

The applicant proposes a small expansion of the existing structure as well as the construction of a new garage. This property is located in the R-2 (One and Two-Family) District and is located in the Historic District. This property also requires approval from the Historic Preservation Commission.

1. **Front Yard Setback Requirements.**

150-12 A

Front Yard: R-2 – One Family Dwelling: 30-feet.

The plans show a front yard setback of 11-feet, 4-inches. The minimum front yard setback is 30-feet. This would require an area variance of 18-feet, 8-inches.

2. **Side Yard Setback Requirements.**

150-12 A

Side Yard: R-2 – One Family Dwelling: 10-feet.

The plans show a side yard setback of 2-feet, 4-inches. The minimum side yard setback is 10-feet. This would require an area variance of 7-feet, 8-inches.

3. **Lot Coverage Requirements.**

150-12 A

Lot Coverage: R-2 – One Family Dwelling: 30%.

The plans show a proposed lot coverage of 35.5%. The maximum lot coverage is 30%. This would require an area variance of 5.5%.

4. **Accessory Structure Setback Requirements.**

150-13 A (1)B

Such building shall be set back five feet from any lot line and shall not be located less than 10 feet from the principal building.

A. The plans show an accessory building with a 3-foot setback on the east side of the property. The minimum setback requirement is 5-feet. This would require an area variance of 2-feet.

B. The plans show an accessory building with a 3-foot setback on the south side of the property. The minimum setback requirement is 5-feet. This would require an area variance of 2-feet.

5. **Accessory Structure Height.**

150-13- Residence district regulations. [1]

A. Accessory buildings: **1A.** Such building shall not exceed 15 feet in height.

The plans show an accessory structure with a height of 18-feet, 6-inches. This would require an area variance of 3-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