

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 Third Street Firehouse, Third Street, Greenport, N.Y. on Tuesday, February 20, 2018, commencing at 6:00 p.m. regarding the following applications or matters:

Michael Iwachiw  
177 Sterling Street  
Greenport, NY 11944  
SCTM # 1001-3.-4-15

The application proposes to construct a sitting room addition to an existing non-conforming house, the proposed addition is to be constructed in the place of an existing deck, the existing deck is 240 square feet, at the premises located at 177 Sterling Street, Greenport, NY. The property is located in the R-2 district. The property is located in the Greenport Village Historic District.

1. The proposed aggregate side yard setback is 13.7 ft. requiring a 11.3 ft. combined side yard variance due to the location of the existing house. The new rear sitting room does not increase the existing non-conformity.

- Section 150-12 A. of the code of the Village of Greenport requires a 25 ft. combined side yard setback in the R-2 District.

2. The proposed side yard setback is 6.1 ft. requiring a 3.9 ft. side yard area variance due to the location of the existing house. The new rear sitting room does not increase the existing non-conformity.

- Section 150-12 A. of the code of the Village of Greenport requires a 10 ft. minimum side yard setback in the R-2 District.

The Zoning Board of Appeals will conduct a site inspection at the premises at 4:00 PM on Tuesday, February 20, 2018.

A copy of the request 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

1T2/08/18