

Local Law of 2023

A local law to amend the zoning map of the Village of Greenport, to reclassify certain property from the WC Waterfront Commercial District to the CR Retail Commercial District, property from the R-2 One-and Two-Family Residence District to the Park District, and certain property from CR Retail Commercial District to WC Waterfront Commercial District.

Section one. Findings.

1. The Village recently began the process of comprehensively analyzing the existing character and future development of various properties near and along the waterfront to provide for a more orderly and compatible development of these areas with properties within these areas.
2. The Board of Trustees hereby finds and determines that certain portions of the Village's existing WC Waterfront Commercial District are different in character and nature from other portions of that district that it would be reasonable and appropriate to re-designate such areas in order to preserve and protect the existing character of those areas and provide for development consistent with that character. The areas include properties along Front Street and Carpenter Street that do not abut the waterfront and include commercial and retail uses. After careful study, consideration of public input and recommendations from a planning committee, the Board of Trustees determines that the existing character would be preserved and future development of these properties enhanced by placing these properties in a more appropriate zoning district. To achieve these goals, the Board of Trustees finds that the portions of the WC Waterfront Commercial District in this local law should be designated as CR Retail Commercial District, and the uses and regulations in the CR Retail Commercial District shall govern these properties.
3. The Board of Trustees hereby finds and determines that a portion of the Village's existing R-2 One-and Two-Family Residence District immediately abutting the waterfront, and owned by the Peconic Land Trust, is in character and nature appropriate for development consistent with the Park District uses as intended in the Park District. The land has been designated for conservation. As such, it would be reasonable and appropriate to re-designate this area in order to preserve and protect the character of the premises consistent with its intention to be maintained for conservation purposes. After careful study, consideration of public input and recommendations from a planning committee, the Board of

Trustees determines that the character would be preserved and future development of this property properly enhanced in a manner that appropriately addresses the needs and potential impacts on the community by redesignating this property as Park District. To achieve these goals, the Board of Trustees finds that the portion of the R-2 One- and Two-Family Residence District in this local law should be designated as Park District, and the uses and regulations in the Park District shall govern this property.

4. The Board hereby finds and determines that a waterfront portion of the Village's existing CR Retail Commercial District is different in character and nature from other portions of that district that it would be reasonable and appropriate to re-designate such area in order to preserve and protect the existing character of that area and to permit the area to be developed in accordance with its waterfront nature. This area includes property presently zoned CR Retail Commercial where no other CR Retail Commercial property is located. After careful study, consideration of public input and recommendations from a planning committee, the Board of Trustees determines that the existing character would be preserved and future development of this area enhanced by placing this area in a more appropriate zoning district. To achieve these goals, the Board of Trustees finds that the portions of property in the CR Retail Commercial District in this local law should be designated as WC Waterfront Commercial District, and the uses and regulations in the WC Waterfront Commercial District shall govern these properties.

Section two. The zoning map of the Village of Greenport is hereby amended to reflect that the following properties, as identified in the Suffolk County Land and Tax Map, are placed and classified as being in the CR Retail Commercial District:

1001-005.00-04.00-005.000
1001-005.00-04.00-006.000
1001-005.00-04.00-007.002
1001-005.00-04.00-009.003
1001-005.00-04.00-017.000
1001-005.00-04.00-018.000
1001-005.00-04.00-019.000
1001-005.00-04.00-020.000
1001-005.00-04.00-021.000
1001-005.00-04.00-023.001
1001-005.00-04.00-026.000

1001-005.00-04.00-027.000
1001-005.00-04.00-028.000
1001-005.00-04.00-029.000
1001-005.00-04.00-031.001
1001-005.00-04.00-033.001
1001-005.00-04.00-034.000
1001-005.00-04.00-035.002
1001-005.00-03.00-006.001
1001-005.00-03.00-006.002

Section three. The zoning map of the Village of Greenport is hereby amended to reflect that the following property, as identified in the Suffolk County Land and Tax Map, is placed and classified as being in the Park District:

1001-007.00-05.00-019.000

Section four. The zoning map of the Village of Greenport is hereby amended to reflect that the following property, as identified in the Suffolk County Land and Tax Map, is placed and classified in the WC Waterfront Commercial District:

1001-002.00-03.00-009.000

1001-002.00-03.00-010.000 (but only that portion of this lot which is located within 10 feet from the landward edge of the presently existing bulkhead beginning at the northeasterly corner of the property and continuing in a northwesterly direction in a straight line running parallel to the bulkhead, at a width of 10 feet from the landward edge of the presently existing bulkhead, and continuing on a straight line until its intersection with tax lot 1001-002.00-03.00-009.000, the entirety of such district boundary line to run parallel to Main Street for the entire portion of the district boundary line; the intention being that the property on this lot not within the 10 foot wide area not be rezoned and instead remain in the CR Retail Commercial District).

Section five. Any local law or provision of the Code of the Village of Greenport in conflict with this local law is hereby repealed to the extent of such conflict, except that such repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of such local law, ordinance or resolution prior to the effective date of this local law.

Section six. If any clause, sentence, paragraph, section, article, or part of this local law shall be adjudged to be invalid by any court of competent

jurisdiction, such judgment shall not affect, impair or invalidate any other part of this local law, or the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, section, article, or part thereof directly involved in the controversy in which such judgment shall have been rendered.

Section seven. This local law shall take effect immediately upon adoption and filing pursuant to the Municipal Home Rule Law.