

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, November 15, 2022, commencing at 6:00 p.m. regarding the following application or matter:

Anne Pettibone and Robert Riccobono
446 Sixth Street
Greenport, NY 11944
SCTM # 1001-6.-3-10

The applicants propose to add a 5'X10' deck on the rear side of the property, as well as new windows and doors on the rear elevation on the property. The property is located in the R-2 (One and Two-Family Residential District).

1. Front-Yard Setback Requirements.

150-12 District Regulation

R-2 District: Minimum Front-Yard Setback Requirement: 30 feet.
The plans show a Front-Yard Setback of 27 feet, 2 inches.
This would require an area variance of 2 feet, 10 inches.

2. Side-Yard Setback Requirements.

150-12 District Regulation

R-2 District: Minimum Side-Yard Setback: 10 feet.
The plans show a Side-Yard Setback of 2 feet, 8 inches.
This would require an area variance of 7 feet, 4 inches.

3. Combined Side-Yard Setback Requirements.

150-12 District Regulations

R-2 District: Minimum Combined Side-Yard Setback: 25 feet
The plans show a combined Side-Yard Setback of 17 feet, 9 inches.
This would require an area variance of 7 feet, 3 inches.

4. 150-13 Residence District Regulations

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.
The plans show an accessory building with a setback of 1 foot, 4 inches from the property line.
This would require an area variance of 3 feet, 8 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