



**Village of Greenport Building Department**  
236 Third Street, Greenport, New York 11944  
OFFICE: 631.477.0248 / FAX: 631.477.1877

**REVISED NOTICE OF DISAPPROVAL**

June 10, 2024

To: Frank Uellendahl  
P.O. Box 316  
Greenport New York 11944

PLEASE TAKE NOTICE that your application dated January 29, 2024 and plans dated January 2, 2024 proposed one story addition with wood deck at existing property located at 218 Sixth Street, Greenport NY 11944 in the R2 District, is returned herewith and disapproved on the following grounds:

**1) Front Yard Setback Requirements.**

150-12 Schedule Regulations

R-2 District: Minimum Front Yard Requirement: 30 feet.

The plans show the front yard setback of 17.8 feet.

This would require an area variance of 12.2 feet.

**2) Side Yard Setback Requirements. EXISTING**

150-12 Schedule Regulations

R-2 District: Minimum Side Yard Requirement: 10 feet.

The plans show the side yard setback of 1 inch.

This would require an area variance of 9.9 feet.

**3) Side Yard Setback Requirements. NEW PROPOSED**

150-12 Schedule Regulations

R-2 District: Minimum Side Yard Requirement: 10 feet.

The plans show the side yard setback of 1 inch.

This would require an area variance of 9.9 feet.

**4) 150-13 Residence district regulations.**

A. Accessory buildings (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 a accessory building 3.4 feet from the property line.  
This would require an area variance of 1.6 feet.

**This application is therefore denied, requiring the above-mentioned area variances.**

The premise to which this application applies to is located at 218 Sixth Street, Greenport NY 11944 in the R2 District.

Map: 1001 Section: 7 Block: 2 Lot: 4



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Alex Bolanos  
Date : 06/10/2024  
Code Enforcement Official