

**Notice of Public Hearing  
Village of Greenport  
Zoning Board of Appeals**

**NOTICE IS HEREBY GIVEN** that pursuant to Chapter 150, Zoning Article V, Section 150-27 A of the Greenport Village Code, the Zoning Board of Appeals will conduct a public hearing at the Station One Fire House located at Third and South Streets, Greenport, N.Y. 11944 **on Tuesday, September 19, 2023, commencing at 6:00 p.m.** regarding the following application or matter:

**Eric Urban  
Individually and as sole members of 1<sup>st</sup> & Center LLC  
440 First Street  
Greenport, NY 11944  
SCTM: 1001 -4 -7 -1.1 and 1.2**

**Applicant (a) appeals (i) the November 15, 2021 Building Inspector determination that variances of Village Code §§150-8(A) and/or 150-7(A)(1) is/are required, and (ii) the February 11, 2022 Building Inspector's amended determination that variances of Village Code that variances of §§150-8(A) and/or 150-7(A)(1), and 150-12 are required, and (b) in the alternative requests variances of the following Village Code sections to permit the conversion of an accessory structure to a single-family dwelling:**

- (i) 150-8(A)(1) and/or 150-7(A)(1), to permit two (2) one-family detached dwellings, where only one single-family detached dwelling is permitted,**
- (ii) 150-12, to permit (a) a rear yard setback of 2.5 feet, where a minimum of 30 feet is required, (b) a side yard setback of 2.1 feet, where a minimum of 10 feet is required, and (c) no on-site parking, where a minimum of 2 spaces would be required for the proposed use.**

At the said time and place, all interested persons may be heard with respect to the foregoing matters.

The Board has not yet made any determinations under the State Environmental Quality Review Act.

Any Persons having disability which would inhibit attendance in the hearing should notify the Village Clerk at least three business days prior to the hearing, so that reasonable efforts may be made to facilitate such attendance and participation.

All relevant documents may be inspected at the office of the Village Clerk, 236 Third Street, Greenport, New York, during regular business hours.

**BY ORDER OF THE VILLAGE OF GREENPORT  
ZONING BOARD OF APPEALS  
John Saladino, Chair**