

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

**Tom Innamorato
145 Central Avenue
Greenport, NY 11944
SCTM # 1001-5.-2-2**

The applicant proposes to raise the roof and ceiling height to create appropriate inside footage for a second floor. This property is located in the R-2 (One and Two-Family) District and is located in the Historic District. This proposed renovation requires area variances as follows:

- 1. Side Yard Requirements: Minimum Combined Side-Yard requirement: 25 feet.**
 - a. The plans show a combined side yard setback of 11.2 feet. The minimum combined side yard setback requirement is 25 feet. This would require an area variance of 13.8 feet.

- 2. Front Yard Requirements: Minimum Front Yard requirement: 30 feet.**
 - a. The plan shows a front yard setback of 7.1 feet. The minimum front yard setback requirement is 30 feet. This would require an area variance of 22.9 feet.

- 3. Accessory Structure Requirements: Minimum setback for accessory structures: 5 feet.**
 - a. The plans show an accessory structure with a setback of 0 feet on the south side. The minimum setback for accessory structures is 5 feet. This would require an area variance of 5 feet on the south side of the accessory structure.

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