

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, August 17, 2021 commencing at 6:00 p.m. regarding the following application or matter:

Ian Crowley and Angelo Stepnoski  
220 Fifth Avenue  
Greenport, NY 11944  
SCTM # 1001-4.-8-7

The applicants propose to subdivide the property located at 220 Fifth Avenue. The subdivision will allow for a 1,665 sq. ft. house, with a footprint of 838 sq. ft. This property is located in the R-2 (One and Two-Family) District and is not located in the Historic District. This property requires are variances as follows:

**1. Lot Width Requirements.**

150-12 District Regulations

R-2 District: Minimum Lot Width Requirement: 60 Feet.

The plans show "lot 5" width is 50-feet. The minimum lot width is 60-feet. This would require an area variance of 10-feet.

**2. Lot Width Requirements.**

150-12 District Regulations

R-2 District: Minimum Lot Width Requirement: 60 Feet.

The plans show "lot 4" width is 50-feet. The minimum lot width is 60-feet. This would require an area variance of 10-feet.

**3. Lot Area Requirements.**

150-12 District Regulations

R-2 District: Minimum Lot Area Requirement: 7,500 Square Feet.

The plans show "lot 4" area is 5,347.39 square feet. The minimum lot area is 7,500 square feet. This would require an area variance of 2,152.61 square feet.

**4. Lot Area Requirements.**

150-12 District Regulations

R-2 District: Minimum Lot Area Requirement: 7,500 Square Feet.

The plans show "lot 5" area is 5,347.39 square feet. The minimum lot area is 7,500 square feet. This would require an area variance of 2,152.61 square feet.

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