

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 Code of the Village of Greenport, a Public Hearing will be held by the Zoning Board of Appeals via GoToMeeting\* on Tuesday, June 16<sup>th</sup>, commencing at 6:00 p.m. regarding the following application or matter:

415 Kaplan Avenue Greenport Inc  
James Olinkiewicz Contract Vendee  
415 Kaplan Avenue  
Greenport, NY 11944  
SCTM# 1001-4.-1-6

The applicant proposes to build a new 2200 Sq Ft, Two-Family home located at 415 Kaplan Avenue. The property is located in the R-2 (One and Two-Family) District. This property is not located in the Historic District.

1. Existing small lots are only allowed to have a one-family residence constructed on them.

**150-13 E.**

Existing small lots. A lot owned individually and separately and separated in ownership from any adjoining tracts of land, which has a total lot area or lot width less than prescribed in this chapter may be used for a one-family residence, provided that such lot shall be developed in conformity with all applicable district regulations.

The plans show a 2-family residence proposed to be built on the lot. This would require a use variance to allow the 2-family residence to be constructed on the existing small lot.

The application is on file with the Village Clerk, where it is available for review and inspection.

\* Please join my meeting from your computer, tablet or smartphone.

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BY ORDER OF THE VILLAGE OF GREENPORT  
ZONING BOARD OF APPEALS

John Saladino, Chairperson