



**VILLAGE OF GREENPORT
ZONING BOARD OF APPEALS
REGULAR MEETING**

**November 15, 2022 – 6:00 PM
Station One Firehouse
Third & South Streets, Greenport, N.Y.**

**236 THIRD STREET
GREENPORT, NY 11944**

**Tel: (631) 477-0248
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**MAYOR
GEORGE W. HUBBARD, JR.
EXT. 215**

**TRUSTEES
JACK MARTILOTTA
DEPUTY MAYOR

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MARY BESS PHILLIPS

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**VILLAGE
ADMINISTRATOR
PAUL J. PALLAS, P.E.
EXT. 219**

**CLERK
SYLVIA PIRILLO, RMC
EXT. 206**

**INTRERUM TREASURER
STEPHEN GAFGA
EXT. 217**

Item No. 1

Motion to accept the minutes of the October 20, 2022, Zoning Board of Appeals meeting.

Item No. 2

Motion to schedule the next Zoning Board of Appeals meeting for December 20, 2022, at 6:00 pm at the Station One Firehouse, Third and South Streets, Greenport, N.Y., 11944.

Item No. 3 - 440 First Street

At the request of the applicant, the Public Hearing has been cancelled. The Board will discuss a possible future date.

SCTM # 1001-4.-7-1.1 and SCTM # 1001-4.-7-1.2

Item No. 4 – 446 Sixth Street

A public hearing regarding the area variances applied for by Anne Pettibone and Robert Riccobono. The applicants propose to add a 5'X10' deck on the rear side of the property, as well as new windows and doors on the rear elevation on the property. The property is located in the R-2 (One- and Two-Family Residential District).

- The plans show a front-yard setback of 27 feet, 2 inches. This would require an area variance of 2 feet, 10 inches.
- The plans show a side -yard setback of 2 feet, 8 inches. This would require an area variance of 7 feet, 4 inches.
- The plans show a combined side-yard setback of 17 feet, 9 inches. This would require an area variance of 7 feet, 3 inches.
- The plans show an accessory building with a setback of 1 foot, 4 inches from the property line. This would require an area variance of 3 feet, 8 inches.

SCTM #1001-6-3-10

Item No. 5 – 117 Main Street

Motion to accept the application, schedule a public hearing and possible site visit for the area variance applied for by Gustavo Acero on behalf of Encanto Crepes LLC. The applicant proposes to add a 2' x 2' PVC sign and to replace existing signage. As per Village Code 150-15 L. (4), the Code limits sign size to 2 square feet. This would require an area variance of 2 square feet. The property, located in the WC (Waterfront Commercial) District, is also located in the Historic District.

SCTM # 1001 -5 -4 -35.2 Item

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Item No. 6

Discussion and possible motion on the area variances applied for by Anne Pettibone and Robert Riccobono for the property located at 446 Sixth Street, Greenport, NY 11944

SCTM #1001-6-3-10

Item No. 7

Any other Zoning Board of Appeals business that might properly come before this Board.

Item No. 8

Motion to adjourn.