



**VILLAGE OF GREENPORT
ZONING BOARD OF APPEALS
REGULAR MEETING
February 21, 2023 – 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

PETER CLARKE

MARY BESS PHILLIPS

JULIA ROBINS

**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 January 17, 2023 Zoning Board of Appeals meeting.

Item No. 2

Motion to schedule the next Zoning Board of Appeals meeting for March 21, 2023, at 6:00 pm at the Old Schoolhouse, First and Front Streets, Greenport, N.Y., 11944.

Item No. 3 – 117 Main Street

Motion to accept the Findings and Determinations for Gustavo Acero on behalf of Encanto Crepes LLC. The property, located in the WC (Waterfront Commercial) District, is also located in the Historic District.

SCTM # 1001 -5 -4 -35.2

Item No. 4 – 155 Sterling Street

Motion to accept the application, schedule a public hearing, and site visit for the area variances applied for by Zackery Wilson on behalf of Mark Moffett and Mellissa Wells. Applicant seeks approval for two area variances for two non-conforming accessory structures. This property is located in the R-2, One- & Two-family Residential District and is also located in the Historic District.

SCTM # 1001 -3 -4 -36.4

Item No. 5 – 148 Bay Avenue

A public hearing regarding the application for the area variances applied for by Nicholas Mazzaferro on behalf Chris and Lauren Issacs. Applicant proposes a conversion of the attic to a livable space. Under Village Code 150-12 this would require a variance for the 3rd story. In addition, the applicant proposes off-street parking. Under Village Code 150-12, this would require a variance for one (1) off-street parking space. This property is located in the R-2-, One- & Two-family Residential District and is also located in the Historic District.

SCTM # 1001 -5 -2 -15

Item No. 6 – 148 Bay Avenue

Discussion and possible motion on the area variances applied for by Nicholas Mazzaferro. This property is located in the R-2-, One- & Two-family Residential District and is also located in the Historic District.

SCTM # 1001 -5 -2 -15

Item No. 7

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

Item No. 8

Motion to adjourn.