



# PLANNING BOARD SITE PLAN REVIEW APPLICATION

236 Third Street, Greenport, New York, 11944

(631) 477-0248

[www.villageofgreenport.org](http://www.villageofgreenport.org)

Date of Application 08/17/2022

All information below is to be completed by the applicant. This completed application is to be accompanied by the proposed Site Plan, Copies of Covenants and/or Restrictions, where applicable, Environmental Assessment Form, building plans showing elevations, setbacks, floor plans, room dimensions, current survey and quality of material, where applicable.

## THE OWNER OF THE PROPERTY IS: (PLEASE PRINT CLEARLY)

John	Catrambone	Greenport Hedges, LLC
First Name	Last Name	Business Name, if applicable
[REDACTED]	[REDACTED]	[REDACTED] [REDACTED]
Mailing Address	City/ Town/ Village	State Zip
[REDACTED]	[REDACTED]	[REDACTED]
Phone #	E-Mail Address	

## CONTACT PERSON (if different from owner)

*The person to receive all correspondence:*

Gustavo	Acero	Encanto Crepes LLC
First Name	Last Name	Business Name, if applicable
[REDACTED]	[REDACTED]	[REDACTED] [REDACTED]
Mailing Address	City/ Town/ Village	State Zip
[REDACTED]	[REDACTED]	[REDACTED]
Phone #	E-Mail Address	

**IF ANYONE OTHER THAN THE OWNER COMPLETES THIS APPLICATION, WRITTEN CONSENT FROM THE OWNER MUST BE SUBMITTED WITH THIS APPLICATION.**

## Location:

Suffolk County Tax Map Number: 1001 Section: 5 Block: 4 Lot 35.2

Street Address: 117 Main Street Greenport, New York, 11944

Zoning District:  WC  R1  R2  PD  CR  CG

Is property located within the Historic District?  Yes  No



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**SITE PLAN REVIEW APPLICATION**

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**Project Information:**

Residential  Commercial

**Proposed Starting Date:** 09/01/2022

**Project Description:**

*Please describe project in detail. (Use an additional sheet if necessary)*

A casual establishment where people can find delicious crepes, both savory and sweet, and pair them with the best coffee in the world... obviously from Colombia.

ENCANTO Crepes & Cafe was born out of love for the good and tasty things in life. Classic crepes made with premium local ingredients and a unique style. ENCANTO offers a well-thought out, minimalistic menu that honors the "less is more" philosophy and respects quality over quantity.

No Construction or change of the space was needed. Fast Casual service is provided.

**Please check the following boxes for permits this project will require:**

Building Permit

Wetlands Permit

Suffolk County Planning Board

New York State D.E.C.

United States Army Corps of Engineers

Suffolk County Health Department

New York State Department of State Coastal Flood Management

**Does this application require a Zoning Board of Appeals Variance?**  Yes  No

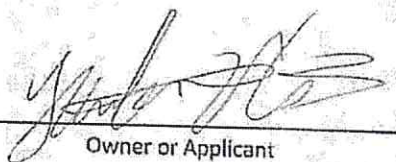
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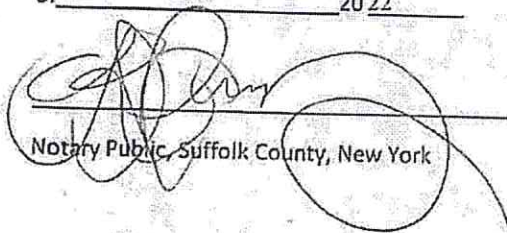
Village of Greenport )  
Town of Southold )  
County of Suffolk ) ss  
State of New York )

I swear that to the best of my knowledge and belief that the statements contained in this application, together with the plans and specifications submitted, are true and complete statements of proposed work to be done on the described premises and that all provisions of the Building Code, Zoning Code, and all other laws pertaining to the proposed work shall be complied with, whether specified or not, and that such work and inspections are authorized by the owner. The Village of Greenport is hereby granted permission to enter the property listed as the "Location" for the purposes of inspecting my property for a site visit. I understand that if approved, Site Plan approval will be granted and accepted on condition that the provisions of Federal, State and Local rules and regulations, and any additional requirements of the Site Plan are complied with. I understand that any approval granted will be deemed null and void if any information pertaining to restrictions and/or covenants prior to the date of this application are discovered after Site Plan approval is granted. Any violation of all applicable codes, or deviations from the approved Site Plan will result in the immediate revocation of this Site plan approval & legal action will be taken against me. No responsibility rests upon the Village of Greenport, Code Enforcement Official or the Fire Department by reason of this application and permit.

Sworn to be before this 18 day  
of 08 2022

Signature

  
Owner or Applicant

  
Notary Public, Suffolk County, New York

**KADIA EVANS**  
Notary Public - State of New York  
Registration No. 01EV6437430  
Qualified in Westchester County  
My Commission Expires: August 1, 2026

Greenport X

for 117 Ma...

WEST SIDE OF MAIN STREET SHELTER ISLAND 11964

Tax Map #: 1001-005-00-04-00-035-002

PARCEL ID	1001005000400035002
ADDRESS NUMBER	
STREET	WEST SIDE OF MAIN STREET
CITY	SHELTER ISLAND
ZIP CODE	11964
ACRE CALCULATED	0.035000
SCHOOL DISTRICT ID	
LAND USE CODE	481
PLANNED ZONE TO	GREENPORT HEDGES

