



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

**January 17, 2023 – 6:00 PM**

**Station One Firehouse**

**Third & South Streets, Greenport, N.Y.**

**236 THIRD STREET  
GREENPORT, NY 11944**

**Tel: (631) 477-0248  
Fax: (631) 477-1877**

**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 December 20, 2022, Zoning Board of Appeals meeting.

**Item No. 2**

Motion to schedule the next Zoning Board of Appeals meeting for February 21, 2023, at 6:00 pm at the Station One Firehouse, Third and South Streets, Greenport, N.Y., 11944.

**Item No. 3 – 117 Main Street**

A public hearing regarding the application 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 applicant also requires a variance to Village Code 150-15 L. (3), this code permits only one sign per building where more than one business exists, and any other relief deemed necessary. 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 – 148 Bay Avenue**

Motion to accept the application, schedule a public hearing, and arrange a site visit regarding the application of Nicholas Mazzaferro on behalf Chris & 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 3<sup>rd</sup> 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.

**SCTM # 1001 -5 -2 -15**

**Item No. 5**

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

**Item No. 6**

Motion to adjourn.