



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

**March 21, 2023 – 6:00 PM
Old Schoolhouse
First & Front 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 February 21, 2023 Zoning Board of Appeals meeting.

Item No. 2

Motion to schedule the next Zoning Board of Appeals meeting for April 18, 2023, at 6:00 pm at the Station One Fire House, Third and South Streets, Greenport, N.Y., 11944.

Item No. 3 – 148 Bay Avenue

Motion to accept the Findings and Determinations for Nicholas Mazzaferro on behalf of Chris and Lauren Issacs. 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. 4 – 225 Monsell Place

Motion to accept the application, schedule a public hearing and possible site visit for the area variances applied for by Wayne Turrett on behalf of Jesse Browner and Judith Cain. Applicant proposes to add a one-story addition to a two-story house and build a new attached deck. This property is located in the R-1 One Family Residential District and is not located in the Historic District.

SCTM # 1001 -2 -2 -41.5

Item No. 5 – 155 Sterling Street

A public hearing regarding the application regarding the area variances applied for by Zackery Nicholson 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. 6 – 155 Sterling Street

Discussion and possible motion on the area variances applied for by Zackery Nicholson on behalf of Mark Moffett and Mellissa Wells. 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. 7

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

Item No. 8

Motion to adjourn.