



PLANNING BOARD
SITE PLAN REVIEW APPLICATION

236 Third Street, Greenport, New York, 11944
(631) 477-0248
www.villageofgreenport.org

Date of Application 11/28/22

RECEIVED
JAN 04 2023
VILLAGE OF GREENPORT
BUILDING DEPARTMENT

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)

Kathleen McDowell Kate's Cheese Co.
First Name Last Name Business Name, if applicable

19 Front St Greenport NY 11944
Mailing Address City/ Town/ Village State Zip

[REDACTED] [REDACTED]
Phone # E-Mail Address

CONTACT PERSON (if different from owner)

The person to receive all correspondence:

Frank DeCarlo Salumeria Sarto
First Name Last Name Business Name, if applicable

3 Orient Ave Brookhaven NY 11719
Mailing Address City/ Town/ Village State Zip

[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 29

Street Address: 19 Front 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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Project Information:

Residential Commercial

Proposed Starting Date: April 1, 2023

Project Description:

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

Re-name existing retail store
No expansion
No Alterations

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

617.20
Appendix B
Short Environmental Assessment Form

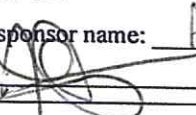
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Frank DeCarlo Salumena Sarto			
Project Location (describe, and attach a location map): 19 Front St Greenport, NY 11944			
Brief Description of Proposed Action: Rename Retail Store Continue Under Different Retail Ownership			
Name of Applicant or Sponsor: Frank DeCarlo		[REDACTED]	
Address: 19 Front St			
City/PO: Greenport		State: NY	Zip Code: 11944
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.459 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES	
a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Frank DeCarlo</u>	Date: <u>12/1/22</u>	
Signature: 		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

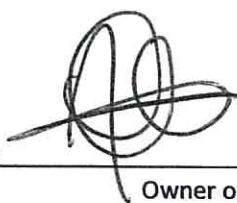
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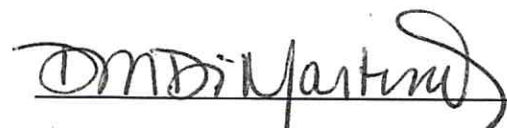
AFFIDAVIT

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 of 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 27th day
of December 20 22

Signature  _____
Owner or Applicant



Notary Public, Suffolk County, New York

DONNA M. DIMARTINO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01D14976802
Qualified in SUFFOLK County
Commission Expires JANUARY 22, 2023

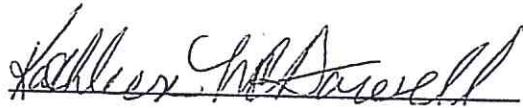
Kathleen McDowell
19 Front Street
Greenport, NY 11944

Village of Greenport Planning Board
236 Third Street
Greenport, NY 11944
631-477-0248

Dear Members of the Board,

I, Kathleen McDowell, owner of 19 Front Street, give my consent to Frank DeCarlo to pursue an application to the planning board for review for the retail space at 19 Front Street. Please let me know if you have any questions.

Sincerely,

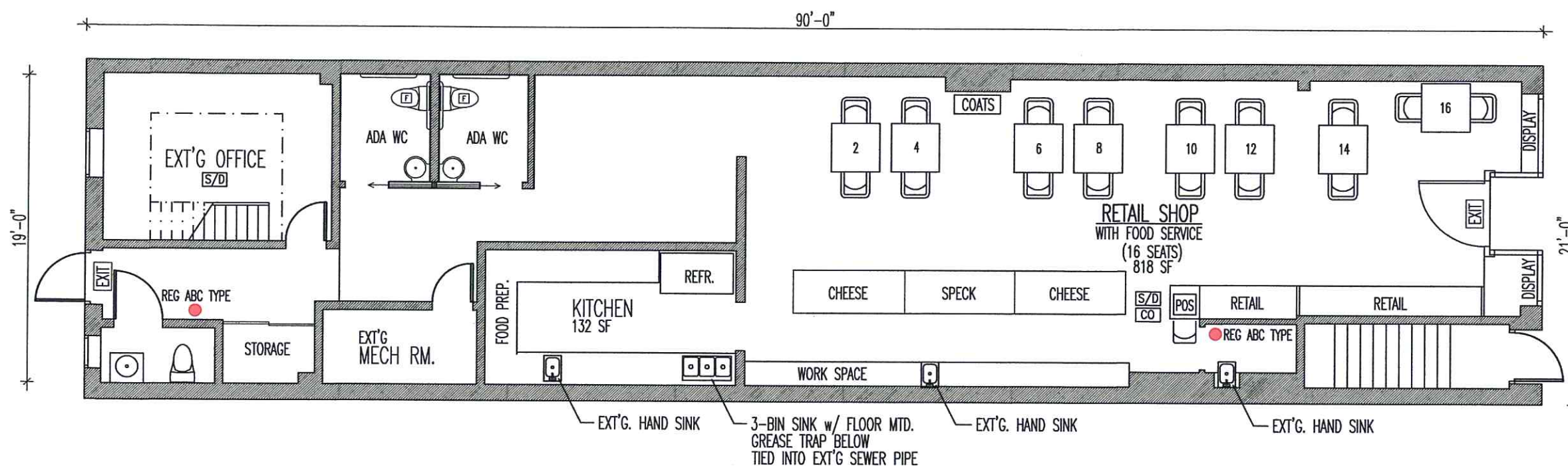
A handwritten signature in cursive script that reads "Kathleen McDowell". The signature is written in black ink and is positioned above the printed name.

Kathleen McDowell

PROJECT DATA:

1. PROPOSED OCCUPANCY TYPE IS TO REMAIN THE SAME GROUP B-303.1.1 AS DEFINED BY THE 2015 ICB
2. (2) REG ABC TYPE FIRE EXTINGUISHERS ARE EXISTING SEE LOCATIONS MARKED ● ON PLAN BELOW
3. EXISTING FIRE ALARM TO REMAIN AND IS IN ACCORDANCE WITH NFPA 72 EXISTING HORN STROBES WERE INSTALLED IN HANDICAP BATHROOMS
4. OCCUPANCY FOR ESTABLISHMENT IS TO REMAIN THE SAME, OCCUPANT LOAD NOT TO EXCEED 49 PERSONS.

ZONING DISTRICT: W-C WATERFRONT COMMERCIAL - SCTM# 1001-05-04-29



19 FRONT STREET

FLOOR PLAN - SALUMERIA SARTO

SCALE: 1/8" = 1'-0"

TOTAL GROSS FLOOR AREA: CA. 1,806 SQ.FT.

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SALUMERIA RETAIL & FOOD PROCESSING

SARTO COMMERCIAL

GREENPORT, NY
 19 FRONT STREET

ARCHITECT
 FRANK UELLEND AHL
 P.O. BOX 316
 GREENPORT, NY 11944
 TEL: 631-477-8624

OWNER
 KATE McDOWELL
 19 FRONT STREET
 GREENPORT, NY 11944
 TEL: 631-463-4310

DATE: 12/13/2022
 SCALE: 1/8" = 1'-0"

FLOOR PLAN

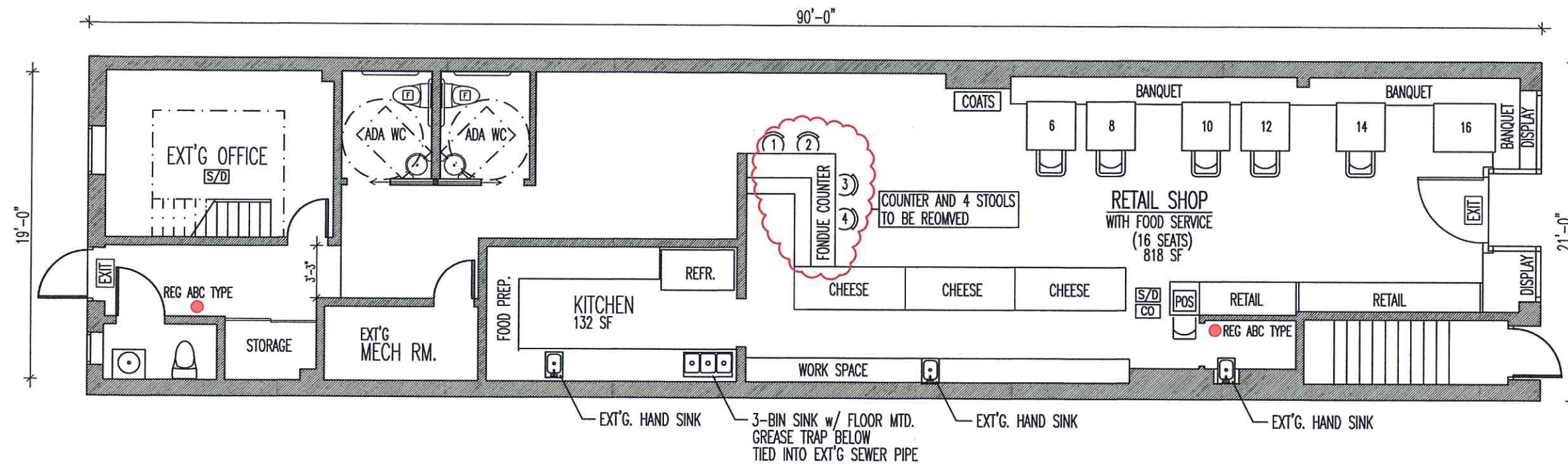
DWG. NAME

DWG. NO. A-100

PROJECT DATA:

1. PREVIOUS OCCUPANCY TYPE IS GROUP B-303.1.1
PROPOSED OCCUPANCY TYPE IS TO REMAIN THE SAME GROUP B-303.1.1
AS DEFINED BY THE 2015 ICB
2. CLASSIFICATION OF PROPOSED WORK IS LEVEL 2 ALTERATION
SECTION 801 GENERAL AS DEFINED BY 2015 IBC
3. (2) REG ABC TYPE FIRE EXTINGUISHERS ARE REQUIRED
SEE LOCATIONS MARKED ● ON PLAN BELOW
4. EXISTING FIRE ALARM TO REMAIN AND IS IN ACCORDANCE WITH NFPA 72
HORN STROBES TO BE INSTALLED IN NEW BATHROOMS
5. OCCUPANCY FOR ESTABLISHMENT IS TO REMAIN THE SAME,
OCCUPANT LOAD NOT TO EXCEED 49 PERSONS.

ZONING DISTRICT: W-C WATERFRONT COMMERCIAL - SCTM# 1001-05-04-29



FLOOR PLAN - KATE'S CHEESE COMPANY

SCALE: 1/8" = 1'-0"

TOTAL GROSS FLOOR AREA: CA. 1,806 SQ.FT.

19 FRONT STREET



CHEESE CO RETAIL & FOOD PROCESSING

KATE'S COMMERCIAL

GREENPORT, NY
19 FRONT STREET

ARCHITECT

FRANK JELLEND AHL
P.O. BOX 316
GREENPORT, NY 11944
TEL: 631-477 8624

OWNER

KATE McDOWELL
19 FRONT STREET
GREENPORT, NY 11944
TEL: 631-463-4310

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02/05/2018 BUILDING PERMIT APPLICATION

DATE: 02/28/2018
SCALE: 1/8" = 1'-0"

PROPOSED FLOOR PLAN

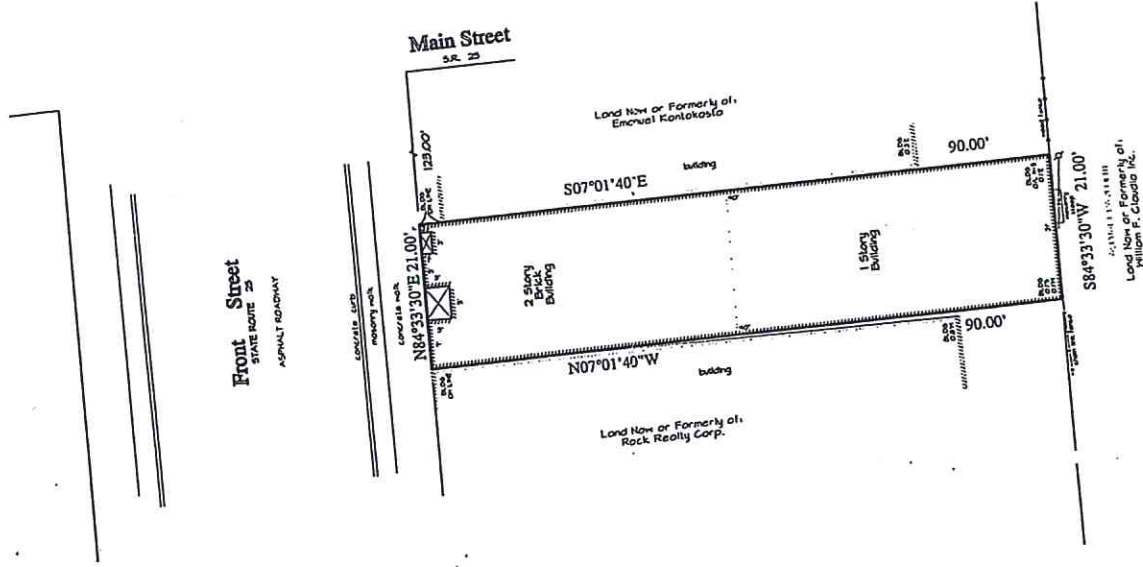
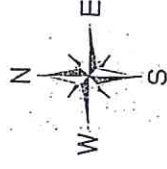
DWG. NAME
A-1
DWG. NO

SURVEY OF PROPERTY
SITUATE: Inc. VILLAGE OF GREENPORT
TOWN: SOUTHOLD
SUFFOLK COUNTY, NY

SURVEYED 11-08-2005
 SUFFOLK COUNTY TAX #
 1001-5-4-24

CERTIFIED TO:

Kathleen M. Wolf
 The Bridgemanpton National Bank
 First American Title Insurance
 Company of New York



AREA = 1.889 S. F. or 0.043 Acres

GRAPHIC SCALE 1" = 20'

JOHN C. EHLERS LAND SURVEYOR

N.Y.S. LIC. NO. 50202

6 EAST MAIN STREET
 RIVERHEAD, N.Y. 11901

369-8288 Fax 369-8287 REF.Z:\prosl05105-340.pro

I, the undersigned, John C. Ehlers, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the client, and that the same has been prepared in accordance with the provisions of the laws of the State of New York, and that the same has been filed for record in the Office of the County Clerk of Suffolk County, New York, on this 11th day of November, 2005.

