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NOV 14 2023



PLANNING BOARD
SITE PLAN REVIEW APPLICATION

236 Third Street, Greenport, New York, 11944
(631) 477-0248

VILLAGE OF GREENPORT
BUILDING DEPARTMENT

www.villageofgreenport.org

Date of Application 11/14/2023

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)

Claudia Purita

218 Main LLC

First Name

Last Name

Business Name, if applicable

218 Main Street Greenport, NY 11944

Mailing Address

City/ Town/ Village

State

Zip

Phone #

E-Mail Address

CONTACT PERSON (if different from owner)

The person to receive all correspondence:

Gabriella Purita

Due LTD DBA D'latte

First Name

Last Name

Business Name, if applicable

218 Main Street Greenport, NY 11944

Mailing Address

City/ Town/ Village

State

Zip

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: 4 Block: 10 Lot 12

Street Address: 218 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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Project Information:

Residential Commercial

Proposed Starting Date: _____

Project Description:

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

This application is reference to Village Code Enforcement letter dated 11/7 and recieved on 11/9 in reference to the closure of a priory approved "doorway" that connected 218 Main Street and 216 Main Street. The doorway which was simply a cut out in the cinderblock and mortar walls that connect the two buildings had a set of sill-less french doors used to "seperate" the space. This doorway was removed and the wall restored to its prior condition with cinderblock and mortar.

This work was completed in Feb. 2022 after D'latte (Due LTD) was served with an eviction notice by 216 Main Street LLC.

The termination of the lease required the space returned in the condition that it was received in within 30 days (notice is attached). We did reach out to the Buidling Inspector at the time to clarify if we would need to apply for additional permitting, but as he checked he file for 004 -10 -12 which it does not show any contingencies on our C.O. we understood that the work was simply restoring the building to its prior conditon.

It is imperitive to note that no other work was done to 218 Main Street - we only closed the connecting points between the two buildings. Both our health department permit and our C.O. of 49 seats show our site plan as the building still remains.

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


AFFIDAVIT


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

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VILLAGE OF GREENPORT
FIRE DEPARTMENT

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 14th day
of November 20 23

Signature 
Owner or Applicant


Notary Public, Suffolk County, New York

Cheryl Simons
Notary Public, State of New York
No. 31-4970341
Qualified in Suffolk County
Commission Expires February 4, 20 27

218 Main LLC
218 Main Street
Greenport, NY 11944
claudia@onewomanwines.com

November 13th, 2023

To Whom It May Concern,

As sole member of 218 Main LLC, located at 218 Main Street, Greenport, NY 11944 I authorize Gabriella Purita to represent 218 Main LLC in regards to all matters pertaining to the Village of Greenport & the property with tax map idtenfcaitoin number of 1001 - 004 - 10 - 12.

If you have any questions or concerns please contact me at 631-255-9610.

Thank you,



Claudia Purita
Sole Member
218 Main Street LLC

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BUILDING DEPARTMENT

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BUILDING DEPARTMENT

**NOTICE TO QUIT AND
TERMINATION OF LEASEHOLD**

February 21, 2022

Re: Premises: 216 Main Street, Greenport, New York 11944
SCTM# 1001-004.00-10.00-013.000
Used for: Business Purposes

TO: Tenants, under-tenants, assigns, and every person in possession of the premises:

DUE LTD. - 216 Main St a/k/a 216 Main Rd, Greenport, NY 11944
& 5195 Old North Road, Southold, New York 11971
& 19995 Soundview Avenue, Southold, New York 11971

DUE LTD d/b/a D'LATTE CAFE - 218 Main Street a/k/a 218
Main Road, Greenport, New York 11944

CLAUDIA PURITA - personally and as Executor of the Estate of
Frank Purita - 216 Main St a/k/a 216 Main Rd,
Greenport, New York 11944
& 5195 Old North Road, Southold, New York 11971
& 19995 Soundview Avenue, Southold, New York 11971

GABRIELLA PURITA - 216 Main St a/k/a 216 Main Rd,
Greenport, New York 11944
& 5195 Old North Road, Southold, New York 11971
& 19995 Soundview Avenue, Southold, New York 11971


PLEASE TAKE NOTICE, that the undersigned owner and landlord has elected to terminate your tenancy of the premises occupied by you at 216 Main St a/k/a 216 Main Rd, Greenport, NY 11944, and that you are hereby required to quit, surrender and deliver up possession of the said premises and to remove therefrom on the 31st day of March, 2022, pursuant to the provisions of Section 232-b of the Real Property Law of the State of New York.

If you fail to surrender up the premises by 3/31/2022 the Landlord will commence summary proceedings against you in order to remove you from said premises for the holding over after the expiration of your term and may demand the value of your use and occupancy of the premises and legal fees.

Dated: Bellport, New York
February 21, 2022

Nancy Lee Baxter

216 Main Street Greenport, LLC
by Nancy Lee Baxter, Managing Member
PO Box 793, Greenport, NY 11944

Scott B. Augustine, Esq
Attorney for the Landlord
11 Station Court
Bellport, New York 11713


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OFFICE OF GREENPORT
BUILDING DEPARTMENT



236 THIRD STREET
GREENPORT, NEW YORK 11944

BUILDING DEPARTMENT
Village of Greenport Building Department
236 Third Street, Greenport, NY 11944
Phone 631.477.2385 ext. 210
Fax 631.477.1877

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VILLAGE OF GREENPORT
BUILDING DEPARTMENT

CERTIFICATE OF OCCUPANCY

Building Permit No: 1690- Revised Date Permit Issued: 11/22/99

Building Work: Concrete Block Addition for Existing Retail Store/

Suffolk County District 1001 Section 4 Block 10 Lot 12
Tax Map

Street Address: 218 Main Street, Greenport, NY

Land Use Zone CR – Commercial / Retail

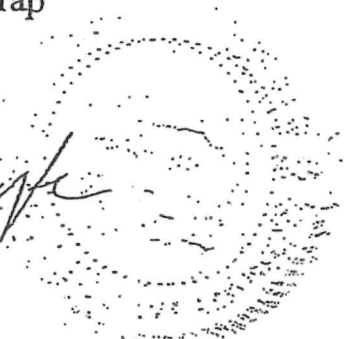
Use and Occupancy: M- Mercantile; Market with accessory kitchen

THIS CERTIFIES that the building authorized by the Building Permit described above has been substantially completed in accordance with the approved plans and specification, and relevant provisions of the New York Fire Prevention and Building Code.

Comments: No grill in kitchen, sink has required grease trap

Village Administrator/Building Inspector:

Date: 10/24/07



Note: The issue of a Certificate of Occupancy does not guarantee strict compliance with all laws, regulation, codes and standards. The responsibility for such compliance remains with the owner of the premises and the person carrying out the building work thereon. Nor does a Certificate of Occupancy indicate the achievement of a particular standard of workmanship or compliance with any contractual arrangement between owner and contractor. It is recommended that the owner seek appropriate professional advice on contractual matters.



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BUILDING DEPARTMENT
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BUILDING DEPARTMENT

CERTIFICATE OF OCCUPANCY

Building Permit No: 2270 Date Permit Issued: 5/11/10

Building Work: Install Kitchen Equipment – Renovate interior

Suffolk County District 1001 Section 4 Block 10 Lot 12
Tax Map

Street Address: 218 Main Street, Greenport, NY

Land Use Zone CR – Commercial/ Retail

Use and Occupancy: A -2; Assembly use for consumption of food and/or drink

THIS CERTIFIES that the building authorized by the Building Permit described above has been substantially completed in accordance with the approved plans and specification, and relevant provisions of the New York Fire Prevention and Building Code.

Comments: Located in Historic District
Maximum Occupant Load 49, based on plan approved dated: 9/30/09

Village Administrator/Building Inspector:



Date: 6/25/10

Note: The issue of a Certificate of Occupancy does not guarantee strict compliance with all laws, regulation, codes and standards. The responsibility for such compliance remains with the owner of the premises and the person carrying out the building work thereon. Nor does a Certificate of Occupancy indicate the achievement of a particular standard of workmanship or compliance with any contractual arrangement between owner and contractor. It is recommended that the owner seek appropriate professional advice on contractual matters.



BUILDING DEPARTMENT
Village of Greenport Building Department
236 Third Street, Greenport, NY 11944
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BUILDING DEPARTMENT

CERTIFICATE OF OCCUPANCY

Building Permit No: 2270 Date Permit Issued: 5/11/10

Building Work: Install Kitchen Equipment - Renovate interior

Suffolk County District 1001 Section 4 Block 10 Lot 12
Tax Map

Street Address: 218 Main Street, Greenport, NY

Land Use Zone CR -- Commercial/ Retail

Use and Occupancy: A -2; Assembly use for consumption of food and/or drink

THIS CERTIFIES that the building authorized by the Building Permit described above has been substantially completed in accordance with the approved plans and specification, and relevant provisions of the New York Fire Prevention and Building Code.

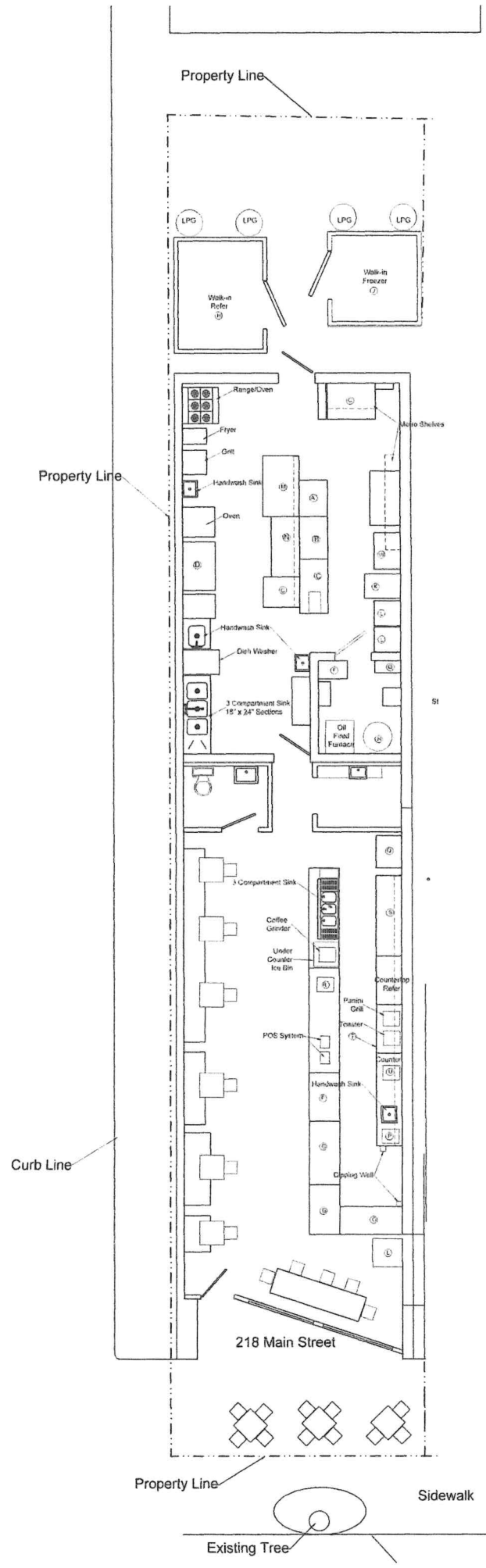
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Property Line

Property Line

Curb Line

218 Main Street

Property Line

Sidewalk

Existing Tree

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VILLAGE OF GREENPORT
BUILDING DEPARTMENT

MAIN STREET
19.99'

BAY AVENUE

N/O/F NORTH FORK BANK AND
TRUST COMPANY

N. 83°23'10" E.

S 83°17'50" W
N/O/F THE REEVES BUILDING, LLC

1STY MASONRY BUILDING

**SURVEY OF PROPERTY
AT GREENPORT
TOWN OF SOUTHDOLD
SUFFOLK COUNTY, N.Y.**

1001-04-10-12
SCALE: 1"=20'

ANY ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION
OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW,
EXCEPT AS PER SECTION 7209 - SUBDIVISION F. ALL CERTIFICATIONS
HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF
SAID MAP OR COPIES BEAR THE APPROVED SEAL OF THE SURVEYOR
WHOSE SIGNATURE APPEARS HEREON.

CERTIFIED TO :

THE BRIDGEHAM
STEWART TITLE
218 MAIN, LLC
FRANCO PURITA

CARPENTER STREET

N/O/F NORTH FORK
ALLIANCE, INC.

10' Right of Way

OCT. 23, 2007
Jan. 4, 2008 (revisions)
Jan. 11, 2008 (revisions)

PECONIC SURVEYORS,
(631) 765 - 5020 (FA)
P. O. BOX 909
1230 TRAVELER ST
SOUTHOLD, N.Y. 119

John T. Carpenter
JOHN T. CARPENTER
LICENSED SURVEYOR

AREA = 2,205 sq.ft.

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VILLAGE OF GREENPORT
BUILDING DEPARTMENT

DAY AVENUE

N/O/F NORTH FORK BANK AND
TRUST COMPANY

ANY ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION
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EXCEPT AS PER SECTION 7209 - SUBDIVISION 2. ALL CERTIFICATIONS
HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF
SAID MAP OR COPIES BEAR THE IMPRESSED SEAL OF THE SURVEYOR
WHOSE SIGNATURE APPEARS HEREON.

CERTIFIED TO :
THE BRIDGEHAMPTON NATIONAL BANK
STEWART TITLE INSURANCE COMPANY
218 MAIN, LLC
FRANCO PURITA

MAIN STREET
19.99'

N. 7°04'10" W

288.59'

N. 83°23'10" E.

CONC. CURB

1STY MASQUARY BUILDING

S 83°17'50" W
N/O/F THE REEVES BUILDING, LLC

110.76'

STOCKADE FENCE

VENUE

110.81'

CONC.

OVERGROWN

S 6°55'10" E

BUILDING
N/O/F NORTH FORK
ALLIANCE, INC.

RIGHT OF WAY

CARPENTER STREET

**SURVEY OF PROPERTY
AT GREENPORT
TOWN OF SOUTHOLD
SUFFOLK COUNTY, N.Y.**

1001-04-10-12
SCALE: 1"=20'
OCT. 23, 2007

John Metzger
RECONIC SURVEYORS, P.C.
1631J 765 - 5020 FAX (631) 765 - 1797
P. O. BOX 909
1230 TRAVELER STREET
SOUTHOLD, N.Y. 11971



AREA = 2,205 sq. ft.