



PLANNING BOARD SITE PLAN REVIEW APPLICATION

236 Third Street, Greenport, New York, 11944

(631) 477-0248

www.villageofgreenport.org

Date of Application 04/13/2023

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)

<u>Brent</u>	<u>Pelton</u>	<u>Stirling Square LLC</u>		
First Name	Last Name	Business Name, if applicable		
<u>300 Main St</u>		<u>Greenport</u>	<u>NY</u>	<u>11944</u>
Mailing Address		City/ Town/ Village	State	Zip
<u>631-477-5939</u>		<u>info@Americabeech.com</u>		
Phone #		E-Mail Address		

CONTACT PERSON (if different from owner)

The person to receive all correspondence:

<u>Ryan</u>	<u>Farrell</u>			
First Name	Last Name	Business Name, if applicable		
<u>300 Main St</u>		<u>Greenport</u>	<u>NY</u>	<u>11944</u>
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: 2 Block: 3 Lot 10
Street Address: 300 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)

Stirling Square LLC requests a revision to its site plan
to include exterior amplified music

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)

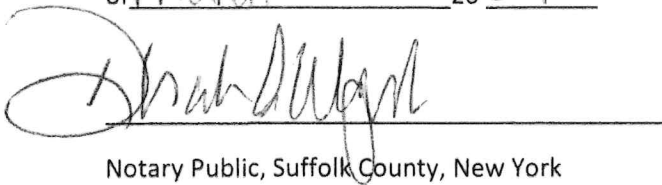
I swear that to the best of my knowledge and belief that the statements contained in this application, together with the plans and specifications submitted, are true and complete statements of proposed work to be done on the described premises and that all provisions of the Building Code, Zoning Code, 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 15th day
of March 2024

Signature _____



Owner or Applicant



Notary Public, Suffolk County, New York

DEBORAH A. WOJCIK
Notary Public, State of New York
No. 4990159
Qualified in Suffolk County
Commission Expires Dec. 30, 2025



To the Planning Board

I am writing to formally acknowledge a proposed amendment to the 2015 site plan for Stirling Square, which pertains to the clause prohibiting the use of exterior amplified speakers on the property. Music provides an atmosphere that is an essential part of our reputation as a restaurant and hotel. The proposed amendment seeks to permit the use of exterior amplified speakers, with the assurance that they will be directed inwards towards the center of the square and will not be faced out into the street.

We recognize the importance of ensuring minimal disturbance to our residential neighbors and are committed to implementing sound buffering materials in compliance with the regulations set forth by the village and the Historical Society to the best of our ability. Additionally, we are designating Ryan Farrell (ryan@americanbeech.com) as our contact person to address any complaints or issues from our neighbors promptly and efficiently.

It is imperative to emphasize that we currently have no code violations and are fully committed to remaining in compliance with all regulations stipulated by the planning board and the village. We have thoroughly reviewed Chapter 88 and Chapter 150 Article XVII of the Village Code, along with their proposed amendments, and pledge to operate in accordance with the ordinances outlined therein.

We genuinely appreciate the time and consideration afforded to us by the Board, as well as the patience of the public as we strive to enhance our operations and foster better relationships with our neighbors.

Thank you for your attention to this matter.

Best regards,

Brent E Pelton

Brent E Pelton, Esq
Owner

300 Main St, Greenport NY 11944
brent@americanbeech.com
www.americanbeech.com