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VILLAGE OF GREENPORT
BUILDING DEPARTMENT

THE GREENPORTER HOTEL
PROPOSED RENOVATION AND ADDITION

326 FRONT ST, GREENPORT, NY 11944

PLANNING BOARD PRE-SUBMISSION SITE PLAN REVIEW - 2/13/2024 RENDERING SUPPLEMENT

WORKSHOP/APD



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Dear Planning Board Members:

As a follow-up to our January 18th submission, which responded to the feedback provided by the Village Planning Board in our initial Pre Submission meeting on December 15th, we have attached additional documents and visual references to provide further clarity on the adjustments we made. After hearing the feedback provided by the Planning Board as well as the community members, we have worked to address those comments in our most recent response and proposed plans. These comments touched on the landscape, flow of traffic & emergency vehicle access, massing, and consistency with the Village's architectural context. Below we have provided a detailed explanation on each of the updates made. For your convenience, we have included notes on the attached rendering to easily locate where each update has been made.

1. Landscape:

In our initial presentation we showed the landscape plan having tall hedges bordering the property line along Front Street. Our reason for this design was to shield the parking area from the street to make for a more green approach into the Village downtown. After hearing the concern that this detail may create a private/unwelcoming visual, we replaced these with low profile plantings. We feel that was a great change to the plan and does create a more welcoming arrival for anyone coming into the Village whether walking, biking, or driving. It is worth noting that we are proposing to retain or replace in kind the tall hedges located along 4th Avenue, to maintain the existing screening for our residential neighbors across the street.

2. Traffic & Fire Safety:

In response to the feedback pertaining to traffic flow and concerns about emergency vehicle access with the initially proposed relocation of the Front St. curb cut to 4th Avenue, we have eliminated this change and are planning instead to maintain a configuration similar to what exists today. Our only proposed change is to shift the Front Street curb cut to the west and slightly increase its width, to better accommodate fire truck and large event vehicles (party buses) access into the property.

3. Massing:

While developing the plans for the proposed renovation, our team strived to minimize the height of the building (both actual and perceived) as much as possible. With this concern front of mind, we were able to achieve a design where the peak roofline is only 29' 10", which is 4' 2" below the maximum allowable height for a 2-story structure. In response to feedback, we have made the following revisions to further minimize the perceived size of the hotel:

- A. The front of the third floor has been stepped back an additional two feet, creating a 4-foot setback from the front facade of the first and second floor to the facade of the third floor.
- B. The glazing on the third floor has been reduced in size. Most notably, what were initially shown as sliding doors have been changed to three-pane windows.
- C. The connection between Building A and Building B has been stepped back away from the front of the building as far as possible.
- D. The glass railing that was located at the Front Street edge of the third floor has been removed.

4. Historic Character

When developing the design of the Greenporter Hotel, our approach is to honor the architectural style that has been historically reflected by the hotel, which is a mid century design. Our goal with the proposed design is to take the building into the next iteration of mid century design while also bringing in familiar materials, colors, and textures that are commonly seen around Greenport to contextualize it within the neighborhood. As requested in our initial Pre-Submission Meeting, we plan to voluntarily solicit feedback and insights from members of the Greenport Historic Commission as we advance our design.



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RENDERING OF PROPOSED SOUTH APPROACH ENTRY



3. Removed glass railing

3. Stepped back third floor connection

3. Third floor stepped back additional 2'

3. Reduced glazing at third floor

1. Removed Hedges along Front Street

2. Returned to a layout with the curb cut along Front Street

THANK YOU

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