

# Main & Central Realty

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P.O. Box 409  
Greenport, NY  
(631) 603-5479  
Matt@rollingindoughpizza.com

October 12, 2021

To whom it may concern,

The following is a description of the property at 400 Main St., Greenport along with plans for demolition and redevelopment of the site:

The lot is 17,073.71 SF. The lot is bounded on three sides by streets. On the west side it is bounded by Main Street, on the south side by Central Avenue, and on the east side by Carpenter Street. The lot is at the end of the C-R (Commercial Retail) Zoning District. On the north side, the lot abuts business retail and residential structures.

On the Main Street side, the Lot currently has one 1-story structure of approximately 3310 SF and a 570 SF roofed porch. The rest of the lot is vacant. Currently there are 10 parking spots on the property adjacent to Central Avenue and abutting the building. There is a drop curb along the entire Central Avenue. There are 4' walkways on Main St., Central Avenue and Carpenter Street.

The existing building appears to have been constructed in 1947 as a gas station and a major alteration in the 1980s when it was converted to a restaurant. The walls are load bearing with unreinforced concrete block with stucco exterior. This construction is inadequate and does not meet current building code. The building would need major retrofit to have its current walls and roofs meet the required code. In effect the building structure is not worth preserving.

Architecturally, the building is a "non-contributing" structure in the Historic District and contributes insignificantly to the aesthetic of Main Street. Based on architectural and structural analysis, the building has been deemed non-salvageable.

The owner proposes to demolish the existing structure and create a modern, state of the art building for use as a pizza restaurant with a small retail and residential component. It would be an anchor for the end of the commercial district on Main Street. The proposed building will be set back from Main Street enclosing a court. There will be outdoor seating/dining along Main Street and Central Ave. A green buffer along Main, Central and Carpenter Street will be provided.

The main entrance to the building will be from Central Avenue to reduce congestion on Main Street. One will be able to access both the building and the outdoor seating from this entrance. We are proposing two steps to the entrance in order to prevent and minimize potential flooding of the site and the building. There will be two handicap ramps provided; one on Central Avenue and the other on Main Street.

Along Central Avenue, in order to keep the street line on the east side, adjacent to the restaurant, we are proposing two townhouses. The townhouses will be set back with ample room for circulation. They will have retail on the first floor and apartments on the second floor, with a balcony.

A new curb will be provided along the entire Central Avenue (currently sidewalk is level with the street), mainly for safety of pedestrians and drainage. This will generate approximately 7 off-site parking spaces for the public that currently do not exist. Entrance to on-site parking will be from Central Avenue adjacent to Carpenter Street. We propose 7 on-site spaces including handicap for staff. The parking will be buffered with landscape on Carpenter Street to the one-way parking entrance. The exit points from the parking will be on Carpenter Street. That exit on Carpenter Street will have a large driveway for service and delivery. This entrance will have a 10' buffer to the residential property with 6' high solid fence, trees, and shrubbery.

We believe that the proposed redevelopment of the site is a major enhancement to the end of the C-R district and there will be a significant draw of pedestrians to the end of Main Street. It will be an architecturally *contributing* structure at the end of Main Street and to the entire downtown of Greenport.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Michel". The signature is fluid and cursive, written in a professional style.

Matthew Michel



# PLANNING BOARD SITE PLAN REVIEW APPLICATION

236 Third Street, Greenport, New York, 11944

(631) 477-0248

[www.villageofgreenport.org](http://www.villageofgreenport.org)

Date of Application \_\_\_\_\_

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)

Matthew	Michel	Main & Central Realty, LLC		
First Name	Last Name	Business Name, if applicable		
P.O. Box 409	Greenport	NY	11944	
Mailing Address	City/ Town/ Village	State	Zip	
631-603-5479	Matt@rollingindoughpizza.com			
Phone #	E-Mail Address			

## CONTACT PERSON (if different from owner)

*The person to receive all correspondence:*

First Name	Last Name	Business Name, if applicable		
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: 7 Lot 24

Street Address: 400 Main St Greenport, New York, 11944

Zoning District:  WC  R1  R2  PD  CR  CG

Is property located within the Historic District?  Yes  No



**PLANNING BOARD**  
**SITE PLAN REVIEW APPLICATION**

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**Project Information:**

Residential  Commercial

**Proposed Starting Date:** Spring 2022

**Project Description:**

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

Please See Attached

**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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Construction at 400 Main Street			
Project Location (describe, and attach a location map): 400 Main Street Greenport			
Brief Description of Proposed Action: Demolition of existing building and construction of a new building with site improvements			
Name of Applicant or Sponsor: Matthew Michel		Telephone: 631-803-5479	
		E-Mail: Matt@rollingindoughpizza.com	
Address: 2760 Yennecott Drive			
City/PO: Southold		State: NY	Zip Code: 11971
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 <input type="checkbox"/>
			YES <input checked="" 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: Suffolk County Health Department			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.5	acres
b. Total acreage to be physically disturbed?		0.5	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.5	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 checked="" 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, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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?  b. Are public transportation service(s) available at or near the site of the proposed action?  c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<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?  b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<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?  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: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input 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 type="checkbox"/> Urban <input checked="" 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, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES Proper Drainage	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

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"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Matthew Michel</u>	Date: <u>10/13/2021</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 checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" 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.

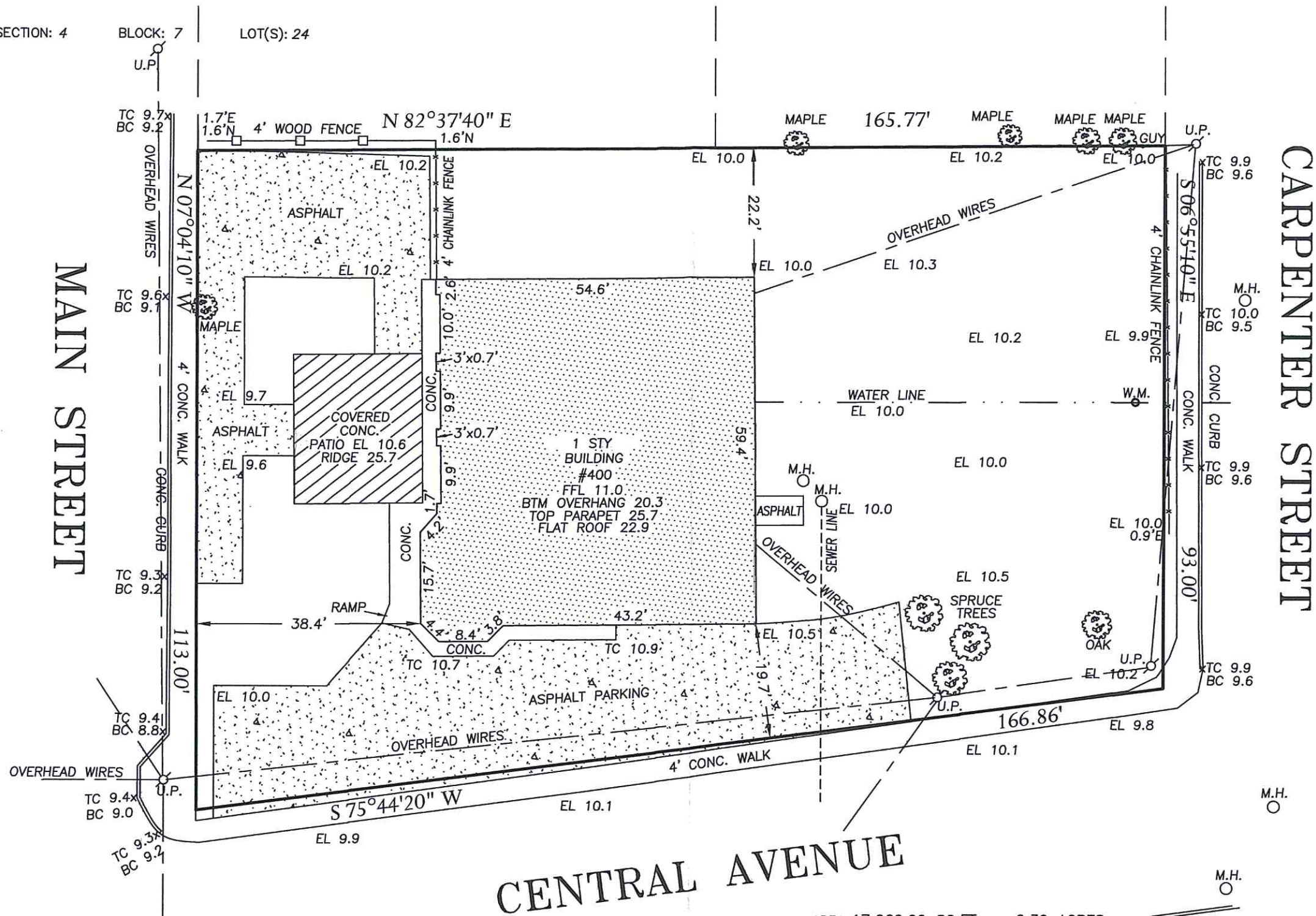
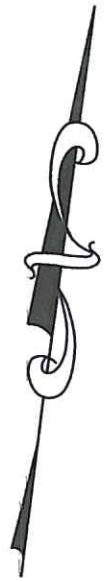
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input 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)

**PRINT**



S.C.T.M. NO. DISTRICT: 1001 SECTION: 4

BLOCK: 7 LOT(S): 24



THE WATER SUPPLY, WELLS, DRYWELLS AND CESSPOOL LOCATIONS SHOWN ARE FROM FIELD OBSERVATIONS AND OR DATA OBTAINED FROM OTHERS.

AREA: 17,060.99 SQ.FT. or 0.39 ACRES ELEVATION DATUM: NAVD88

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SURVEY OF: DESCRIBED PROPERTY  
 MAP OF:  
 FILED:  
 SITUATED AT: VILLAGE OF GREENPORT  
 TOWN OF: SOUTHOLD  
 SUFFOLK COUNTY, NEW YORK

*Kenneth M. Woychuk*  
 N.Y.S. LIC. NO. 050882

CERTIFIED TO: MATTHEW MICHEL;  
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 \_\_\_\_\_  
 \_\_\_\_\_  
**KENNETH M WOYCHUK LAND SURVEYING, PLLC**  
 Professional Land Surveying and Design  
 P.O. Box 153 Aquebogue, New York 11931  
 PHONE (631)298-1588 FAX (631) 298-1588

FILE # 221-99 SCALE: 1"=30' DATE: JUNE 1, 2021