



PLANNING BOARD SITE PLAN REVIEW APPLICATION

236 Third Street, Greenport, New York, 11944

(631) 477-0248

www.villageofgreenport.org

Date of Application 3/18/22

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>ANDREW</u>	<u>AURICCHIO</u>	<u>GOLDIN FURNITURE</u>	
First Name	Last Name	Business Name, if applicable	
<u>434, MAIN ST</u>	<u>GREENPORT</u>	<u>NY</u>	<u>11944</u>
Mailing Address	City/ Town/ Village	State	Zip
<u>631 477 0940</u>	<u>info@goldinfurniture.com</u>		
Phone #	E-Mail Address		

CONTACT PERSON (if different from owner)

The person to receive all correspondence:

<u>LUCY</u>	<u>BARNES</u>		
First Name	Last Name	Business Name, if applicable	
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Mailing Address	City/ Town/ Village	State	Zip
[REDACTED]	[REDACTED]	[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: 004 Block: 07 Lot 25

Street Address: 434, MAIN ST, 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: 9/1/22

Project Description:

The Greenport Auditorium

We envision a year-round vibrant theater and welcoming community hub, located in the heart of Greenport's historic district.

A classic general store with useful sundries, showcasing North Fork artisans.
A family-friendly cafe that invites conversation over a pie and coffee.
Eclectic community and arts programming for all ages to enrich and delight.
Renewing old traditions -- to once again host the Fire Dept Ball perhaps!
Establishing new partnerships and annual seasonal village events.

All under the roof of a lovingly restored historic 1894 Greenport Auditorium, updated to be fully accessible to all, with a warm welcome for our entire community.

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

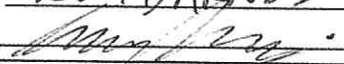
Instructions for Completing

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: <i>HISTORIC RESTORATION OF GREENPORT AUDITORIUM.</i>			
Project Location (describe, and attach a location map): <i>434, MAIN ST, GREENPORT, NY 11944</i>			
Brief Description of Proposed Action: <i>HISTORIC RESTORATION OF GREENPORT AUDITORIUM. UPDATING INTERIOR TO MODERN CODE (ELECTRICS, HVAC, PLUMBING, FIRE CODE, ADA ACCESS). INTENDED USE RETAIL, THEATRE.</i>			
Name of Applicant or Sponsor: <i>LUCY BARNES</i>		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: [REDACTED]			
City/PO: [REDACTED]		State: [REDACTED]	Zip Code: [REDACTED]
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 checked="" type="checkbox"/>
			YES <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 <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>5227 sq feet</i>	
b. Total acreage to be physically disturbed?		<i>0</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>0</i> 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, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input 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 <input type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <input checked="" 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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <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 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 type="checkbox"/> YES _____	NO <input checked="" type="checkbox"/>	YES <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"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>LUCY BARNES</u>		Date: <u>3/18/22</u>
Signature: <u></u>		

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"/>

Central Ave

Carpenter St

Carpenter St

Carpenter St

Car

320

312

Goldin Furniture Co. Inc
6 min drive - work



Pure Skincare NY
Temporarily closed



Three Fourteen
Temporarily closed



314

Beall & Bell
Temporarily closed



434

430

400

Central Ave

Central Ave

Main Rd

25

Main Rd

allery
★ (44)
r hotel

439



Kontiki
Temporarily closed

433

ns Inn

e Times Vintage
age clothing store

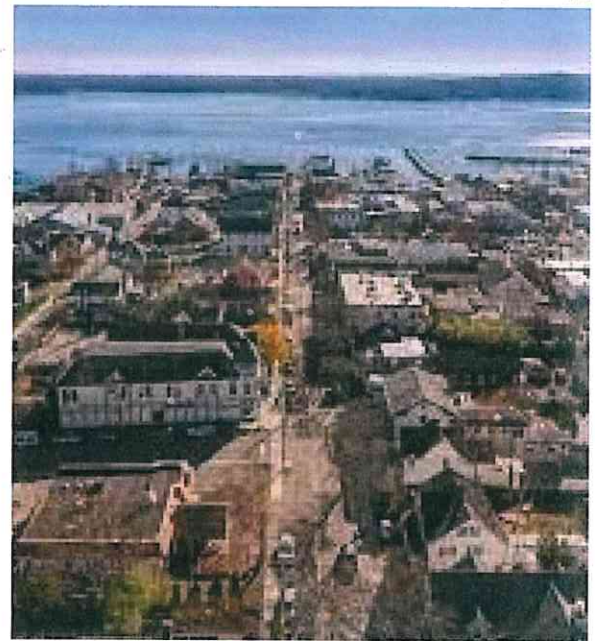
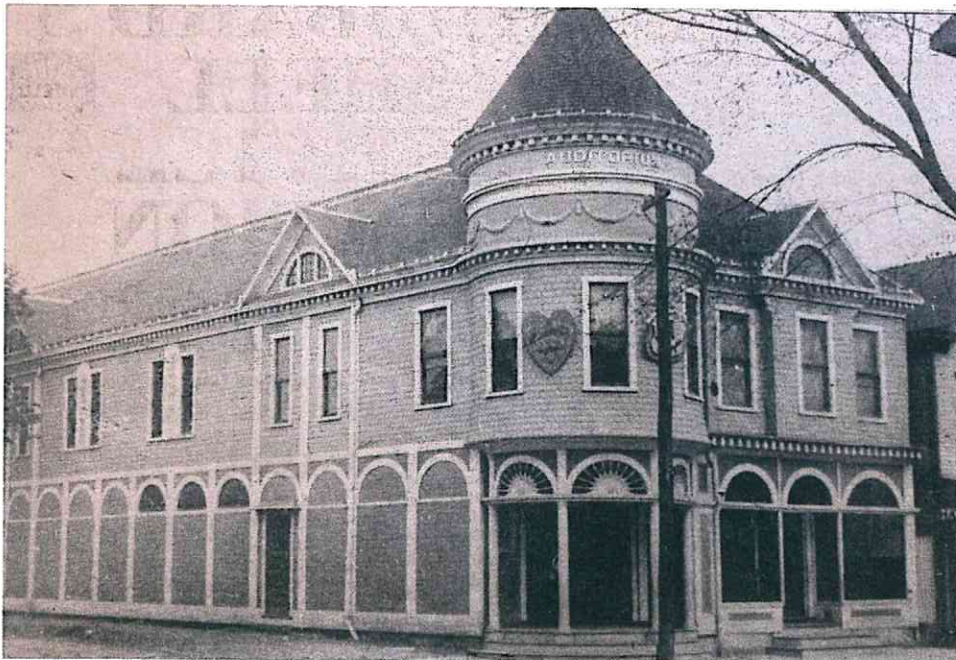
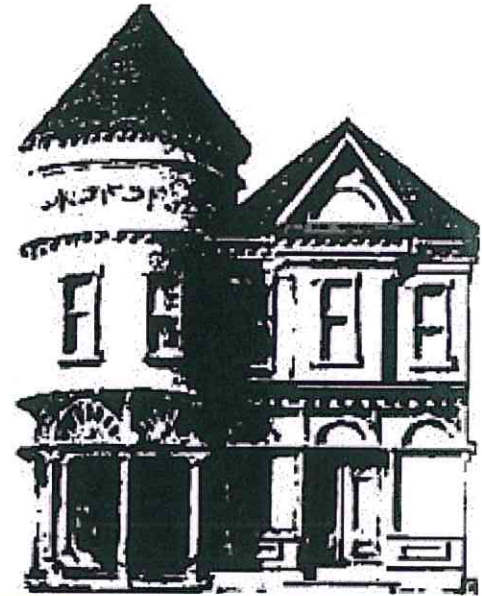
425

The Greenport Auditorium

We envision a year-round vibrant theater and welcoming community hub, located in the heart of Greenport's historic district.

A classic general store with useful sundries, showcasing North Fork artisans.
A family-friendly cafe that invites conversation over a pie and coffee.
Eclectic community and arts programming for all ages to enrich and delight.
Renewing old traditions -- to once again host the Fire Dept Ball perhaps!
Establishing new partnerships and annual seasonal village events.

All under the roof of a lovingly restored historic 1894 Greenport Auditorium, updated to be fully accessible to all, with a warm welcome for our entire community.



GENERAL STORE

The General Store is having a revival as the heart of rural villages - a welcoming 'third space' which is neither home nor work, that you can walk or cycle to, where you can take your time - is important to people. 100 years ago, everything from grains to hammers, from candy to bolts of fabric were found in mercantile stores -- folks would use these 'community crossroads' to exchange ideas, news and goings-on -- but the rise of car travel, malls and online shopping hastened their demise. A well-priced vintage style '5 & Dime' would allow shoppers to buy everyday sundries without leaving Greenport-- and would fill the gap left by the much loved Arcade store. The General Store would showcase the talent of our North Fork farmers and artisans. Our economy has shifted due to Covid-- it has fundamentally changed the way we live and work. But people still need community, they need a place to keep in touch with their neighbors year-round, and they crave a 'cozy' neighborhood retail experience that you cannot get at a mall. A well-stocked mercantile filled with useful everyday items also encourages foot traffic -- which has a positive effect on other Greenport businesses -- and the retail dollar does not leave the North Fork community.



CAFE

The Cafe will be an inviting cozy meeting place in which visitors and General Store customers may enjoy a leisurely coffee, tea, or juice, North Fork baked goods and casual, fairly priced "grab and go" prepared foods. And the best pies!

We intend to create a neighborly atmosphere that is welcoming, convivial and accessible to all ages, offering thoughtful touches like Greenport history themed coloring books for families, and a shelf filled with books highlighting Greenport's rich maritime culture and architecture to enjoy. A 19th-C style mural celebrating Greenport's heyday as an important whaling village and a center for entertainment will be commissioned from a local artist. Flexible seating will be available in the theatre and garden according to seasons and needs, and engaging theater themed activities for children in the Auditorium. Knitting clubs, Trivia nights, Scrabble, and Bookclubs would be fun community events hosted by the Cafe.

Recyclable packaging will be printed with walking maps of Greenport so customers will not miss a thing. Basket picnics of fresh fare to take to Mitchell Park, to your boat, or to the beach -- wherever you are headed in the North Fork the cafe can provide grab and go, delicious, moderately priced treats for your day out.



GREENPORT AUDITORIUM THEATER

Since its opening in August of 1894, the Queen Anne-style Auditorium has been a Main Street architectural treasure and an icon of historic Greenport's heyday of culture, commerce and civic pride. Our aim is to preserve and restore the building to a working theater and community center for the enjoyment of Village and North Fork residents, as well as seasonal visitors to Greenport.

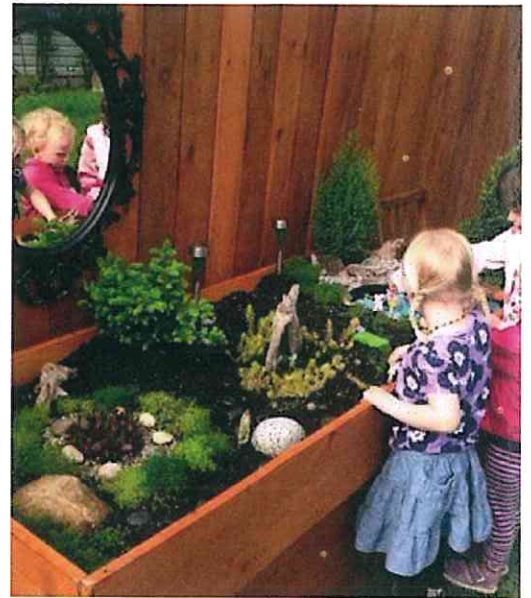
Inspired by both the "pluck and public spirit" of Ms. Adams' vision of a community venue to present live dramas and musical reviews, and the many local 'hero' custodians who have repurposed and preserved this historic gem over the decades, a new generation of Greenporters are excited to pick the baton. Our goal is to bring back a vibrant cultural and community venue, hosting live performances, cabaret, dance, films, exhibitions, readings etc, hosting civic groups and clubs within a carefully preserved theater interior, that retains the charm of architect George Frick's original interior design and the structural integrity of master builder Charles Corwin.

With the support of the community, we hope to complete the restoration project in time to celebrate the 130th anniversary of the Greenport Auditorium in 2024!



THE GLASSHOUSE

In order to keep the remarkably well-preserved interior of the Auditorium as intact as possible, the ADA bathrooms will be sited in a new accessible building adjacent to the Auditorium, in the garden. Many years ago this lot was used as a horse and buggy rental stable, and residence. Rather than design this building as a 'bathroom block', we imagine a winter garden orangerie, or 'Glasshouse' above it, a modern Victorian interpretation of the classic, which will provide a sunny winter venue space for the cafe and for messy classes, and will enable herbs, plants and flowers to be grown and enjoyed year round. The North Fork winters can be long and lonely, and it would be nice to have a sunny, inspiring, relaxed meeting space to raise spirits, host art and gardening classes, and let your kids play and get their hands dirty. Outdoor cafes are rare in Greenport, and the easily accessible garden area surrounding the Glasshouse would be a welcome outdoor coffee destination when the weather is fine, great for families with kids who want to run around, and have fun in the cafe garden. The Greenhouse, garden and activities will be designed to be wheelchair and stroller friendly.



Community 'Hive' Programming

With input from the community, our programming will be focused on what folks want, that is not available in our village. Inspired by both the "pluck and public spirit" of Sarah Adams' vision of a community auditorium for Greenport, we hope the Theater, Cafe, Garden, Glasshouse, and 2nd floor studios could serve as flexible multi-use year round venues for community oriented organizations, series of talks, fundraising initiatives such as auctions and raffles, craft groups, music groups, bingo, trivia nights -- a vibrant menu of events for diverse multigenerational social interaction, for all ages and interests.

The Auditorium could also serve as a winter home for established summer Village programming, that could then continue their events year round.

Historically, the Auditorium served as a home for annual events and celebrations such as the Fire Dept's Ball on Presidents Day. What a pleasure to revive such annual traditions to honor our volunteers!

Innovative programming would fill gaps in local tech programming-- such as a podcast/recording studio. Community elders could record and preserve their oral heritage stories to embroider the rich tapestry that is Greenport.

Small business groups, folks exploring career changes, and tech skill training for example in green energy innovations, could be future partnerships hosted by the Hive in conjunction with the SBA, tech companies, and universities.

A 'whats-on' website would have a community calendar for easy sign up, ticket purchase, and applications for venue use -- and social media would help to spread the word about upcoming events.



A YEARLY EVENT. Every February, Greenport's fire companies celebrated Washington's Birthday with a parade; a scallop, eel, and clam chowder supper; and a grand ball at the Greenport Auditorium. During the 1920s and 1930s, John Sherwood led the grand march. Among those pictured are the Gradys, the Rogers, the Adams, the Griffings, the Earl Lintons, the Edward Conklins, Theodore "Whitey" Howard Sr., George Capon, Mamie Hassett, and Mr. Sherwood.



YOUTH ARTS PROGRAMMING

The North Fork has always been blessed with extraordinary artists, actors, writers, and craftspeople. We envision a series of hands-on classes that introduces our kids to some of the amazing people that are and were inspired by living and working on the North Fork. By taking a deep dive into each artist's work, kids can gain an understanding that everyone has an innate creativity, and instill them with a pride of place knowing that these artists were deeply influenced, and inspired by, living in the North Fork community. This ongoing year-round series exploring and celebrating the cultural and creative artists of the North Fork would provide arts enrichment, community awareness and pride, and a deeper context of what it means to be a North Forker. The Auditorium has venues of several sizes to serve as meeting space for an array of workshops and camps that are not currently available locally, such as theater, jewelry, writing, woodcarving, ceramics, dance, poetry, music etc.

