



PLANNING BOARD SITE PLAN REVIEW APPLICATION

236 Third Street, Greenport, New York, 11944

(631) 477-0248

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)

CHRISTOPH	MUELLER	45 FRONT STREET RESTAURANT CORP	
First Name	Last Name	Business Name, if applicable	
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Mailing Address	City/ Town/ Village	State	Zip
[REDACTED]	christoph@greenhillny.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: 5 Block: 4 Lot 20

Street Address: 45 FRONT 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: MARCH 1, 2021

Project Description:

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

Name change of restaurant.
Repaint interior, affix new sign.

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

FEB 12 2021

45 FRONT ST.
RESTAURANT CORP

February 11th, 2021

Attn: Village of Greenport
Mr. Paul Pallas, Village Administrator
236 Third Street
Greenport, NY, 11944

Dear Mr. Pallas,

Please find attached our application for the name change we are planning for the restaurant located at 45 Front St. in Greenport, NY, previously named Industry Standard.

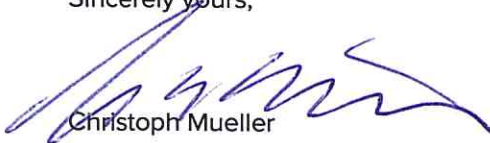
The name of the new restaurant will be: ALPINA

Everything will be in keeping with the general existing form, we are solely looking to change the name and make some changes to the interior design, matching a culinary concept based on the Alpine heritage of the Mueller family.

Exterior signage will be a vintage inspired blade sign which will be submitted as soon as shop drawings become available.

Attached is a schematic layout of the interior which will remain unchanged.

Sincerely yours,


Christoph Mueller

RECEIVED
FEB 12 2021

BY:

NAME
ALPINA

LOCATION
45 Front St
11944 Greenport
NY
USA

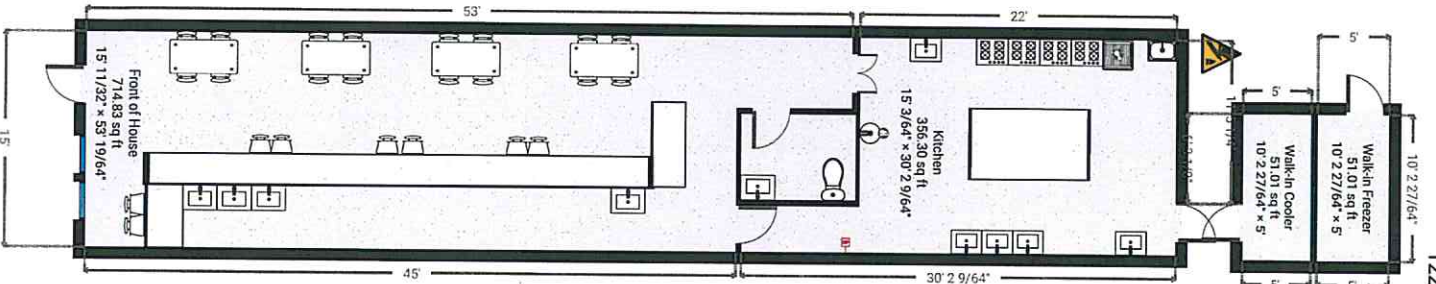
DETAILS
Total area: 1220.75 sq ft
Living area: 1220.75 sq ft
Floors: 1
Rooms: 5

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

0' 4' 8' 12' 16'
1:160

▼ Ground Floor

TOTAL AREA: 1220.75 sq ft • LIVING AREA:
1220.75 sq ft • ROOMS: 5



RECEIVED
FEB 12 2021

BY:

AFFIDAVIT

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

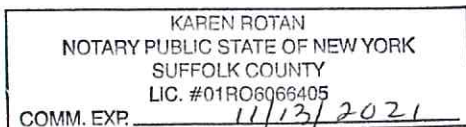
I swear that to the best of my knowledge and belief that the statements contained in this application, together with the plans and specifications submitted, are true and complete statements of proposed work to be done on the described premises and that all provisions of the Building Code, Zoning Code, 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 12 day
of February 20 21

Signature 
Owner or Applicant



Notary Public, Suffolk County, New York



FEB 12 2021



Village of Greenport Building Department

236 Third Street, Greenport, New York, 11944

(631) 477-0248 Ext. 212

www.villageofgreenport.org

CHANGE OF USE/OCCUPANCY/TENANCY APPLICATION

All information below is to be filled out by the applicant.

This completed application is to be accompanied by floor plans showing the proposed layout and room dimensions, and a letter of intent stating what the proposed use/occupancy/tenancy will be.

A FIRE SAFETY INSPECTION MUST BE CONDUCTED PRIOR TO OPENING.

THE OWNER OF THE PROPERTY IS: (PLEASE PRINT CLEARLY) DATE: 2/18/21

CHRISTOPH MUELLER
First Name Last Name Business Name, if applicable

[REDACTED] [REDACTED] [REDACTED] [REDACTED]
Mailing Address City, Town, Village State Zip

[REDACTED] CHRISTOPH@GREENHILLNY.COM
Phone Contact E-Mail Address Fax #

CONTACT PERSON (if different from owner)

The person to receive all correspondence including permit and associated certificate:

First Name Last Name Business Name, if applicable

Mailing Address City, Town, Village State Zip

Phone Contact E-Mail Address Fax #

IF ANYONE OTHER THAN THE OWNER COMPLETES THIS APPLICATION, WRITTEN CONSENT FROM THE OWNER MUST BE SUBMITTED WITH THIS APPLICATION.

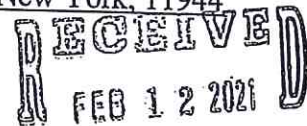
Property Location:

Suffolk County Tax Map Number: 1001 Section: 5 Block: 4 Lot 30

Street Address: 45 FRONT STREET Greenport, New York, 11944

Zoning District: CR WC CG

Is property located within the Historic District? Yes No



BY:



CHANGE OF USE/OCCUPANCY/TENANCY APPLICATION

FILL IN ALL THAT APPLY:

THE CURRENT USE IS: RESTAURANT

THE CURRENT OCCUPANCY IS: _____

THE CURRENT TENANT IS: 45 FRONT STREET RESTAURANT

THE PROPOSED USE IS: RESTAURANT

THE PROPOSED OCCUPANCY IS: 49

THE PROPOSED TENANT IS: 45 FRONT STREET REST CORP

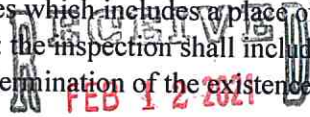
Change in occupancy or use shall include any change in configuration of a premises, and any change or alteration in the primary use or addition or removal of a secondary or accessory use.

In addition to any other inspection required by the Code of the Village of Greenport, or by law, each retail and commercial space, and each premises with a space used for public assembly, shall be inspected for compliance with the New York State Uniform Fire Prevention and Building Code and Greenport Village Code prior to any change in use, occupancy or tenancy and as follows:

(1) In the event that the change of use, occupancy or tenancy creates, changes, or continues a conditional use, or requires a building or other permit under the New York State Uniform Fire Prevention and Building Code or Greenport Village Code, then applications shall be referred to the Building Department and the Planning Board pursuant to § 150-29 of the Greenport Village Code for conditional uses and § 150-30 for all uses, and an application for review by the Planning Board shall be required.

(2) In the event that the change of use, occupancy or tenancy does not create, change, or continue a conditional use and does not require a building or other permit under the New York State Uniform Fire Prevention and Building Code or the Greenport Village Code, The Code Official shall approve the use after a fire safety inspection is complete and the property is deemed to be in compliance.

* In the event that the inspection to be performed shall be of a premises which includes a place of public assembly, or a premises or use where an RPZ valve is required: the inspection shall include a certification of the sprinkler system, the fire alarm system, and the determination of the existence or operation of an RPZ valve.



BY:

I have read and understand all the rules, regulations, and requirements associated with the application for a change of use/occupancy/tenancy.

Signature of Applicant

2/12/21
Date