



**VILLAGE OF GREENPORT PLANNING BOARD**  
**Work Session & Regular Meeting Agenda**  
**December 28, 2020 – 4:00 p.m.**  
**Third Street Fire Station, Greenport NY, 11944**

**236 THIRD STREET**  
**GREENPORT, NY 11944**

**Tel (631) 477-0248**  
**Fax: (631) 477-1877**

**MAYOR**

GEORGE W. HUBBARD, JR.  
EXT. 215

**TRUSTEES**

JACK MARTILOTTA  
DEPUTY MAYOR

PETER CLARKE

MARY BESS PHILLIPS

JULIA ROBINS

**VILLAGE**  
**ADMINISTRATOR**

PAUL J. PALLAS, P.E.  
EXT. 219

**CLERK**

SYLVIA PIRILLO, RMC  
EXT. 206

**TREASURER**

ROBERT BRANDT  
EXT. 217

**Item No. 1**

Motion to accept and approve the minutes of the November 30, 2020 Planning Board Work Session & Regular Meeting.

**Item No. 2**

Motion to schedule the combined Planning Board Work Session & Regular Meeting for 4:00 p.m. on January 28, 2021.

**Item No. 3 – 407 Main Street**

Motion to accept the Findings and Determinations for 407 Main Street. This property is located in the C-R (Retail Commercial) District and is located in the Historic District.

**SCTM # 1001-4.-7-11**

**Item No. 4- 151 Bay Avenue**

A Pre-Submission Conference with possible motion to schedule a Public Hearing for January 28, 2021; regarding the site plan application of Robin Mueller. The applicant Robin Mueller is the new owner of the proposed bed and breakfast to be located at 151 Bay Avenue formerly known as "Ruby's Cove Bed & Breakfast" and wishes to open a new bed and breakfast known as "Whaler's Guest House". This property is located in the R-2 (One and Two-Family) District and is located in the Historic District.

**SCTM # 1001-5.-3-5**

**Item No. 5- 1410 Manhasset Avenue**

A Pre-Submission Conference with possible motion to schedule a Public Hearing for January 28, 2021; regarding the site plan application of Porto Bello Restaurant Corp., represented by AMP Architecture. The applicant proposes to construct a rooftop deck over the dining room for additional seating, which is a change and expansion of a conditional use in the Waterfront Commercial District. This property is located in the W-C (Waterfront Commercial) District and is not located in the Historic District.

**SCTM # 1001-3.-1-1**

**Item No. 6- 15 Front Street**

A Public Hearing regarding the site plan review application of Stephanie Sack, represented by Patricia Moore. The applicant proposes to continue the conditional use of a retail establishment, at the store formerly known as "Crinoline Fashion Boutique". This property is located in the W-C (Waterfront Commercial) District and is not located in the Historic District.

**SCTM # 1001-5.-4-31.1**

**Item No. 7**

Motion to adjourn.