



VILLAGE OF GREENPORT PLANNING BOARD
Work Session & Regular Meeting Agenda
May 27, 2021 – 4:00 p.m.
Third Street Fire Station, Greenport NY, 11944

236 THIRD STREET
GREENPORT, NY 11944

Tel (631) 477-0248
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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 April 29, 2021 Planning Board Work Session and Regular Meeting.

Item No. 2

Motion to schedule the combined Planning Board Work Session and Regular Meeting for 4:00 p.m. on June 24, 2021.

Item No. 3 – 37 Front Street

Motion to accept the Findings and Determinations for 37 Front Street. This property is located in the W-C (Waterfront Commercial) District and is not located in the Historic District.

SCTM # 1001-5.-4-23.1

Item No. 4– 45 Front Street

Motion to accept the Findings and Determinations for 45 Front Street. This property is located in the W-C (Waterfront Commercial) District and is not located in the Historic District.

SCTM # 1001-5.-4-20

Item No. 5- 220 Fifth Avenue

A Pre-Submission Conference with possible motion to schedule a Public Hearing for June 24, 2021 regarding the site plan application of Ian Crowley and Angelo Stepnoski. The applicants propose to subdivide the property known as 220 Fifth Avenue. The subdivision will allow of a 1,665 sq. ft. house, with a footprint of 838 sq. ft. This property is located in the R-2 (One and Two-Family) District and is not located in the Historic District.

SCTM # 1001-5.-3-12.2

Item No. 6- 38 Front Street

A Pre-Submission Conference with possible motion to schedule a Public Hearing for June 24, 2021 regarding the site plan application of Ben Suglia. The applicant proposes to amend their site plan to have the upstairs classified for regular restaurant dining, and not "special events and/or meeting rooms." This property is located in the C-R (Retail Commercial) District and is not located in the Historic District.

SCTM # 1001-4.-10-31

Item No. 7- 408 South Street

A Pre-Submission Conference with possible motion to schedule a Public Hearing for June 24, 2021 regarding the site plan application of Darcy Gazza. The applicant proposes to demolish the existing dwelling and construct a new two-family dwelling. This property is located in the R-2 (One and Two-Family) District and is not located in the Historic District.

SCTM # 1001-4.-5-9

Item No. 8- 102 Main Street

A Public Hearing regarding the site plan application of Nicole Kefalas and Michael Fortino. The applicants propose to continue the conditional use of a restaurant, replacing the restaurant formerly known as "Barba Bianca" with "Fortino's Tavern." This property is located in the W-C (Waterfront Commercial) District and is located in the Historic District.

SCTM # 1001-5.-3-12.2

Item No. 9- 314 Main Street

A Public Hearing regarding the site plan application of Khedouri Kzair Corp., represented by James Bennett. The applicant proposes to amend the existing site plan to become and open a restaurant only named "Gallery 314." This property is located in the C-R (Retail Commercial) District and is located in the Historic District.

SCTM # 1001-4.-7-27

Item No. 10 – 123 Sterling Avenue

A Public Hearing regarding the site plan application of 123 Sterling Avenue Corp., represented by Paul Pawlowski. The applicant proposes to: modify the parking spaces, which were reduced to 12 from 21, and replace parking spaces on Sterling Avenue with green space, utilize the current curb-cut in place on Ludlum Place; and create twelve (12) private yacht club spaces, per the floor plan dated March 22, 2021. This property is located in the W-C (Waterfront Commercial) District. This property is located in the Historic District.

SCTM # 1001-3.-5-16.4/16.5

Item No. 11

Motion to adjourn.