



**VILLAGE OF GREENPORT PLANNING BOARD**  
**Regular Meeting Agenda**  
**May 5, 2022– 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 March 31, 2022 Planning Board Work Session Meeting.

**Item No. 2**

Motion to accept and approve the minutes of the April 6, 2022 Planning Board Work Session Meeting.

**Item No. 3**

Motion to schedule the next Planning Board Regular Meeting for 4:00 p.m. on May 26, 2022.

**Item No. 4- 111 Main Street**

A continuation of a pre-submission conference regarding the site plan application of Robert Brown on behalf of PWIB Claudio Real Estate LLC. The applicant proposes to extend the existing canopy over the "waterfront" wharf. This property is located in the W-C (Waterfront Commercial) District and is also located in the Historic District.

**SCTM # 1001-5.-4-25, 38.1, 39**

**Item No. 5- 200 Atlantic Avenue**

A Pre-Submission Conference regarding the site plan application of Paul Betancourt. The applicant proposes a parking area associated with additional boat slips. This property is located in the W-C (Waterfront Commercial) District and is not located in the Historic District.

**SCTM # 1001-2.-2-35**

**Item No. 6- 310 Front Street**

A public hearing regarding the site plan application of Bryan Villanti and Kathy Lofrese on behalf of Route 48 Partners LLC. The applicant proposes to open a Bike Shop. This property is located in the C-R (Retail Commercial) District and is not located in the Historic District.

**SCTM # 1001-4.-8-34.1**

**Item No. 7- 104 Third Street**

A public hearing regarding the site plan application of Eugene Burger on behalf of PORT 104 INC. The applicant proposes to put up an additional canopy similar to what is currently existing. This property is located in the W-C (Waterfront Commercial) District and is not located in the Historic District.

**SCTM # 1001-5.-4-3**

**Item No. 8- 48 Front Street**

A public hearing regarding the site plan application of Christoph Mueller on behalf of 48 Front Street Property LLC (Greenhill Kitchen.) The applicant proposes to remove the existing exterior walls and balcony on the second floor. The balcony will be enclosed to provide more space for the interior of the restaurant. The new wall section will include three window units and will be in-kind with the existing siding. This property is located in the C-R (Retail Commercial) District and is not located in the Historic District.

**SCTM # 1001-4.-10-32**

**Item No. 9- 471 Main Street**

A public hearing regarding the site plan application of Shari Hymes on behalf of Emily Demarchelier of Demarchelier Bistro. The applicant proposes to install a red retractable awning to protect the outdoor seating area. This property is located in the C-R (Retail Commercial) District and is located in the Historic District.

**SCTM # 1001-4.-7-21**

**Item No. 10- 817 Main Street**

A public hearing regarding the site plan application of Peter Saitta of SINY Dermatology. The applicant proposes the conversion of a 1-story, existing non-conforming attached garage to residential space as part of the first floor of the existing residence. The space is proposed to then be utilized as a physician's (dermatologist's) office. Proposed site improvements include the following: new plantings, fences and gates, a driveway and parking area, on-grade paths and walkways, an in-ground swimming pool, a fountain, exterior lighting, and repairs to the existing arbor. This property is located in the R-1 (One Family Residential) District and is also located in the Historic District.

**SCTM # 1001-2.-1-25**

**Item No. 11**

Discussion regarding proposed amendments to the parking and curb cuts section of the Greenport Village Code.

**Item No. 12**

Any other Planning Board business that might properly come before this Board.

**Item No. 13**

Motion to adjourn.