



VILLAGE OF GREENPORT PLANNING BOARD
Work Session & Regular Meeting Agenda - Revised

November 7, 2019 – 4:00 p.m.

Third Street Fire Station
Greenport NY, 11944

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GREENPORT, NY 11944

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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

Work Session:

Item No. 1

Motion to accept and approve the minutes of the October 3, 2019 Planning Board Meeting.

Item No. 2

Motion to schedule the combined Planning Board Work Session Meeting for 4:00 p.m. on November 21, 2019.

Item No. 3

Motion to schedule the combined Planning Board Regular Meeting for 4:00 p.m. on December 5, 2019.

Item No. 4 – 604 First Street

Motion to accept the findings and determinations for the application of Beachy Blonde LLC., located at 604 First Street.

SCTM # 1001-2.-6-45.2

Item No. 5 – 326 Front Street

Discussion and possible motion of the Board to solicit comments regarding the application of the Greenporter, located at 326 Front Street, and provide those comments to the Zoning Board of Appeals, at the request of the Zoning Board of Appeals.

SCTM # 1001-4.-8-29,30,31

Item No. 6 – 123 Sterling Avenue

Discussion and possible motion to schedule a Pre-Submission Conference regarding the application submitted by Paul Pawlowski on behalf of 123 Sterling Ave Corp on Thursday, November 14, 2019 at 4:00pm. The application is for possible amendments to a stipulation agreement dated March 12, 2007 for the property located at 123 Sterling Avenue. This Property is located in the W-C (Waterfront Commercial) District. This property is not located in the Historic District.

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

Item No. 7 – 424 Fourth Street

A Pre-Submission Conference for the application of the Miller Family 2012 Irrevocable Trust, represented by Attorney Patricia C. Moore. The applicant proposes the addition of two new rooms, for a total of 5 rooms, in the Bed & Breakfast located at 424 Fourth Street. This Property is located in the R-2 (One and Two-Family) District. This property is not located in the Historic District.

SCTM # 1001-6.-8-18.1

Item No. 8 – 415 Kaplan Avenue

A Pre-Submission Conference for the application of 415 Kaplan Avenue Greenport Inc., represented by Owner James Olinkiewicz. The applicant proposes the construction of a two-family dwelling for the property located at 415 Kaplan Avenue. This Property is located in the R-2 (One and Two-Family) District. This property is not located in the Historic District.

SCTM # 1001-4.-1-6

Item No. 9 – 471 Main Street

A Pre-Submission Conference for the application of Emily Demarchelier, represented by Architect Robert I. Brown. The applicant proposes interior renovations to accommodate the new use of a café and bar for the property located at 471 Main Street. This Property is located in the C-R (Commercial Retail) District. This property is also located in the Historic District.

SCTM # 1001-4.-7-21

Item No. 10 – 230 Main Street

A Pre-Submission Conference for the application of Northwell Health Services, represented by Architect Robert I. Brown. The applicant proposes interior renovations to accommodate the new use of medical offices for the property located at 230 Main Street This Property is located in the C-R (Commercial Retail) District. This property is also located in the Historic District.

SCTM # 1001-4.-10-10.1

Item No. 11 – 111 Main Street

A Pre-Submission Conference for the application of PWIB Claudios Management represented by Architect Robert I. Brown. The applicant proposes interior and exterior renovations for the property located at 111 Main Street. This Property is located in the W-C (Waterfront Commercial) District. This property is also located in the Historic District.

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

Regular Session:

Item No. 12 – 300 Main Street

A Public Hearing regarding a site plan approval for Stirling Square LLC., represented by Architect Robert I. Brown. The applicant is proposing interior and exterior renovations to accommodate the conversion of the first floor from retail to assembly and the second and third floors from residential apartments to commercial hotel units. The property is located in the C-R (Commercial Retail) District. The property is also located in the Historic District.

SCTM # 1001-4.-7-29.1

Item No. 13 – 331 Front Street

A Public Hearing regarding a site plan approval for Layyah, represented by Owner Imram Qasim Khan. The applicant is proposing interior renovations to accommodate the addition of a commercial kitchen, as well as outdoor seating. The property is located in the C-R (Commercial Retail) District. The property is not located in the Historic District.

SCTM # 1001-6.-2-17

Item No. 14

Motion to adjourn.