



VILLAGE OF GREENPORT PLANNING BOARD
Regular Meeting Agenda

July 7, 2016 @ 5:00 p.m. @ the Third Street Fire Station

**236 THIRD STREET
GREENPORT NY 11944**

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

MAYOR
GEORGE W. HUBBARD, JR.
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DEPUTY MAYOR
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Ext. 206

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ROBERT BRANDT
Ext. 217

Item No. 1 29 Front Street

Continued discussion and for action on the use evaluation application from Sea Bags LLC, represented by Don Oakes, CEO. The applicant has opened the store Sea Bags LLC at 29 Front Street (formerly The Sleeping Buddha). The proposed retail use is a conditional use in the WC – Waterfront Commercial Zone. The store is based on retail sales. The property is not located within the Historic District.

SCTM # 1001-5.-4-26.

Item No. 2 817 Main Street

Continued discussion and for action on the amended site plan; dated April 20, 1992. Applicant 817 Main Street LLC, represented by Sarah Latham, has requested an amendment to the site plan to allow for the addition of one rental room and the addition of one parking space to the existing parking area. The use as a Bed and Breakfast is conditional and has received approval from the Zoning Board of Appeals to exceed the limit of three rooms and six transient roomers by adding a fourth room subject to Village of Greenport and New York State regulations. The variance was granted at the June 14, 2016 ZBA meeting. The property is located within the Historic District in the R-1 (One-family residential) Zone. The SEQRA coordinated review is pending.

SCTM # 1001-2.-1-25.

Item No. 3 211 Carpenter Street

Continued discussion and for action on the site plan. David Kapell, representing Old Shipyard LLC, located at 211 Carpenter Street, has proposed to convert an existing two-story building into a first-floor tasting room and one second-floor apartment. The property is in the CR (Commercial/Retail) District. Both uses are permitted in the CR zone. The property has been vacant for some time. The property is located in the Village Historic District, and is subject to coordinated review, which was issued on June 16, 2016 and is pending.

SCTM # 1001-4.-10-11



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Item No. 4 Stirling Square; 300-308 Main Street

Continued discussion on the application for site plan review. An amendment to the previous site plan approved on November 4, 2015 is required. The applicant Robert I. Brown, Architect is representing Stirling Square LLC- Brent Pelton. The applicant has proposed to remodel four existing apartment units into five (Inn) units, and one handicap accessible unit on the ground floor, for a total of six inn units, bringing the total of rental rooms for American Beech Inn to 11 rooms.

The proposal includes a renovation of suite 308C (a ground floor space), into a lobby for the Inn, incorporating a new glass façade with interior and new exterior seating and a water feature in the court yard. The proposal includes additional bluestone hardscape for easier handicap accessibility and several ramps providing accessibility to each of the commercial units. The proposal for cover over the existing cedar pergola which covers the dining patio at the American Beech restaurant, and the extension of the wood pergola to the north has been eliminated. The property is located in the Historic District.

SCTM # 1001-4.-7-29.1.

Item No. 5 Vacant Lot east of 217 Monsell Place

Continued discussion of the pre-submission conference for Bryan Nicholson. The applicant proposes to develop the vacant parcel which he is currently under contract to purchase. Bryan Nicholson is before the board to discuss the proposed construction of a 1 family house on the property located east of 217 Monsell place. The pre-submission package includes a site plan, floor plans, and elevations. The project as proposed will require one (1) variance. It is scheduled to be on the ZBA agenda for the July meeting. A revised site plan will be submitted for consideration upon the completion of the Zoning Board Appeal process. The property is located in the R-1 (One-Family Residential) District of the Village of Greenport. The property is not located in the Greenport Village Historic District.

SCTM # 1001-2.-2-29.



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Item No. 6 Vacant Lot south of 525 Second Street

Continued discussion of the pre-submission conference for Bryan Nicholson. The applicant proposes to develop the vacant parcel which he is currently under contract to purchase. Bryan Nicholson is before the Board to discuss the proposed construction of a one-(1) family house on the property located south of 525 Second Street. The pre-submission package includes a site plan, floor plans, and elevations. The property is located in the R-2 (One and Two-Family Residential) District of the Village of Greenport and is not located in the Greenport Village Historic District.

SCTM # 1001-2.-6-14.2.

Item No. 7 Motion to accept the resolutions for William Claudio, Inc. represented by Janice Claudio, Crazy Four, Inc., represented by Callie Brennan and Juniper Spirit Merchants, represented by Robert Place.

Item No 8. Motion to approve the Planning Board minutes of the May 5, 2016 and May 26, 2016 meeting.

Item No. 9 Motion to accept the Planning Board minutes of the May 26, 2016.

Item No. 10 Motion to adjourn.