



VILLAGE OF GREENPORT PLANNING BOARD
Regular Meeting Agenda
January 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.
Ext. 215

TRUSTEES
JACK MARTILOTTA
DEPUTY MAYOR
MARY BESS PHILLIPS
DOUGLAS W. ROBERTS
JULIA ROBINS

VILLAGE ADMINISTRATOR
PAUL J. PALLAS, P.E.
Ext. 219

CLERK
SYLVIA PIRILLO, RMC
Ext. 206

TREASURER
ROBERT BRANDT
Ext. 217

Item No. 1 238 Fifth Avenue

Consideration and possible action of the sketch plan submitted by 238 Fifth Ave. Greenport Inc, by James Olinkiewicz, as representative in accordance with Greenport Village Code Section 118-4. 238 Fifth Ave. Greenport Inc. has applied to subdivide the property at 238 Fifth Avenue. The proposed subdivision would divide the existing 9,418 square foot lot into Parcel 1: Parcel 1 proposed with lot area of 5,392 square feet, and Parcel 1 to include the existing 2-family house, and Parcel 2: Parcel 2 proposed with lot area of 4,026 square feet. Parcel 2 to have a proposed 800 square foot 1-family home. This proposed subdivision would create two substandard lots and other nonconformities requiring Zoning Board of Appeals variance approval. The house proposed for Parcel 2 would also require variances.
SCTM # 1001-4.-8-3.

Item No. 2 221 Fifth Avenue

Consideration and possible action of the sketch plan submitted by James Olinkiewicz in accordance with Greenport Village Code Section 118-4. Mr. Olinkiewicz has applied to subdivide the property at 221 Fifth Avenue. The proposed subdivision would divide the existing 14,206 square foot lot into a Parcel 1: Parcel 1 proposed with a lot area of 7,619 square feet, and Parcel 1 to include the existing 2-family house, and a Parcel 2: Parcel 2 with a lot area of 6,587 square feet and proposed new construction. The proposed subdivision would create one substandard lot requiring variances from the Zoning Board of Appeals. The proposed subdivision also creates a substandard side yard for the existing 2- family house and nonconforming side yards for the proposed new construction on Parcel 2 requiring additional area variances from the Zoning Board of Appeals.
SCTM # 1001-4.-4-29.

Item No. 3 211 East Front Street

Motion to approve the findings and determinations for the use evaluation application from Doug Roberts, President of Educational Solutions Consulting. The Applicant proposes to open an office at 211 East Front Street. The property is located in the CR- Commercial-Retail district and the use as an office is a permitted use.
SCTM # 1001-5-3-18.

Item No. 4 Motion to approve the Planning Board minutes for October 29, November 5, and November 19, 2015.

Item No. 5 Motion to adjourn.

draft