



VILLAGE OF GREENPORT PLANNING BOARD
Regular Session Agenda
May 5, 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

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DEPUTY MAYOR
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Ext. 206

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ROBERT BRANDT
Ext. 217

Item No. 1 110 Front Street

Motion to approve Use Evaluation application from Susan DePaula, President of Vino and Vittles. The applicant proposes to open a new restaurant/bar at 110 Front Street. The property is located in the CR (Commercial/Retail) District and the use as a restaurant is a permitted use. The property is not located in the Village Historic District.

SCTM # 1001-4.-9-28.2.

Item No. 2 817 Main Street

Motion to accept the application to amend an approved site plan; dated April 20, 1992. The Planning Board, at that time, approved the use as a Bed & Breakfast subject to continued compliance with the restrictions and conditions set forth in Article III, Section 85-6 (B) of the Village Code and said resolution. Applicant 817 Main Street LLC, represented by Sarah Latham has requested an amendment to her site plan to allow for the addition of one rental room and the addition of one parking space to the existing parking area. The proposed use is conditional and will require an application to the Zoning Board of Appeals for exceeding the limit of three rooms and six transient roomers. Section 150-7 (7) c & d. The property is located in the Village Historic District in the R1 One-Family Residential zone.

SCTM # 1001-2.-1-25.

Item No. 3 131 Third Street

Continued discussion and possible motion to accept the application for site plan review at 131 Third Street (formerly Meson Ole). Applicant 131 Third Street Greenport Inc., represented by Jim Olinkiewicz proposes to reconstruct and create new uses for the existing building, located at 131 Third Street, in the CR (Commercial/Retail) District. The proposed renovation includes the division of the first floor into two restaurants and the addition of three residential units on the second and third floors. All proposed uses are permitted with the CR District. The property is not located in the Village Historic District.

SCTM # 1001-6.-2-23.2.



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Item No. 4 300-308 Main Street

Continued discussion on pre-submission conference to amend the site plan as approved on November 4, 2015. The applicant Robert I. Brown, Architect is representing Stirling Square LLC- Brent Pelton.

The applicant has proposed to renovate suite 308C (a ground floor space), into a lobby for the Inn, incorporating a new glass façade and interior and new exterior dining seating and a water feature. The proposal includes additional bluestone hardscape for easier handicap accessibility. The proposal has specified a retractable awning over cedar trellis which covers the dining patio. The property is located in the Historic District.

The applicant was advised to delineate the seating plan for 1943 restaurant and provide information on the conversion of the existing apartments to transient inn rooms to comply with the Greenport Village Code. The applicant was also advised to modify the site plan to improve handicap accessibility to all commercial units, and submit an application for any changes / additions to the approved American Beech Inn signage permit. A more encompassing site plan was requested.

The Historic Preservation Commission reviewed the proposal at the April 4, meeting and approved the change in façade, but asked the applicant to explore other options for the American Beech dining patio. The HPC has asked that the project remain on the agenda for the May meeting.

SCMT # 1001-4.-7-29.1.

Item No. 5 Motion to accept application from David Kapell, representing Old Shipyard LLC, located at 211 Carpenter Street.

The applicant 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. All mixed-use buildings are required to have a fire suppression system by NY State Fire Prevention and Building Code. The property is located in the Village Historic District, and will be subject to coordinated review.

Applicant was advised to provide further information on the seating for the tasting room and to provide finish floor elevations to confirm calculations on improvements for handicap access.

SCTM # 1001-4.-10-11

Item No. 6 Motion to accept the Planning Board minutes of the April 7, 2016 meeting.



Item No. 7 Motion to schedule the regular session meeting for May 5, 2016 and the work session meeting for May 26, 2016.

Item No. 8 Motion to adjourn.

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