



VILLAGE OF GREENPORT PLANNING BOARD

Regular Session Agenda (Page 1 of 2)

July 2, 2015

Third Street Fire House at 5:00 P M

PUBLIC HEARING

Public Hearing To accept public comments on the application submitted by Brian Sean Carrick, on behalf of Shaka Flyboard, which was conditionally approved by the Planning Board. The Planning Board for the purposes of SEQRA has not determined that the operation of a Flyboard rental is a Type II action based on the location the property within the Village of Greenport Waterfront Commercial District; and has determined that the opportunity for public comment and further review by the Village Planning Board on the SEQRA considerations and the application are required.

The Southold Town Planning Department raised concerns about the environmental impact of this application that were not specifically addressed during the Planning Board's initial review of the proposal. Input from the general public as well as the previously submitted materials from the Town Planning Board will be considered with respect to the Planning Board's classification of this action as a Type II action for purposes of SEQRA. The property from which the proposed use will be run is located at 102 Main Street and is further identified on the Suffolk County Tax Map as 1001-5.-3-8.12.1.

WORK SESSION AGENDA

Item No. 1 Motion to table the application submitted by Wayne Turrett. The Planning Board has issued a 30 day notice of coordinated review for purposes of SEQRA and the comment period of the coordinated review notice will be complete for the July 30th work session. The property is located at 746 Main Street. The proposed one-family house is a permitted use within the R-1 (One Family Residential) District. It is also located within the Historic District. SCTM# 1001-2.-3-8.02.

Item No. 2 Motion to act on the the use evaluation application submitted by Linda Kessler. Linda Kessler represents LKessie, Inc., has leased the store front at 25 Front Street, and has relocated her existing business from its existing location at 10 Front Street to 25 Front Street. The property is located in the WC - Waterfront Commercial District. SCTM # 1001-5.-4-28

Item No. 3 Motion to act on the use evaluation application submitted by Malgorzata Rojek. Malgorzata Rojek represents Gosia Rojek Interiors, LLC. and has leased the store front at 10 Front Street. The property is located in the CR - Commercial Retail District. A sign application has also been completed with the additional requirement of providing the dimensions and method of hanging the sign, as well as a certification by a design professional addressing the safety of the sign, if the applicant chooses to hang the sign in the entry alcove. SCTM# 1001-4-10-24.

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



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

VILLAGE OF GREENPORT PLANNING BOARD

Regular Session Agenda (Page 2 of 2)

July 2, 2015

Third Street Fire House at 5:00 P M

Item No. 4 Motion to act on the use evaluation application submitted by Susan DePaola. Susan DePaola represents North Fork Brew and Bites. North Fork Brew and Bites has leased 45 Front Street (formerly Tony's Asian Fusion), and proposes to use the existing restaurant with the same use that was approved by the Planning Board on 3/7/2013, as a 38-seat restaurant, with minor changes. The restaurant is located in the WC - Waterfront Commercial District. SCTTM # 1001-5-.4-20

Item No. 5 Motion to table the pre-submission conference for Eric Urban. Attorney Patricia Moore represents owner Eric Urban and is before the Board to discuss a proposed subdivision of an existing 13,500 sq. ft. lot, creating two (2) non-conforming lots, increasing the nonconformity of the existing house substantially. The property is located at 440 First Street, and is in the R-2; One and Two Family District; as well as in the Historic District. SCTM # 1001-4.-7-1.

Item No. 6 Continued review and discussion on the use evaluation conditionally granted for Brian Carrick. The applicant proposed the operation as instructional and rental Flyboard facility located on the Preston's dock. The property is located at 102 Main Street; it is located in the WC (Waterfront Commercial District). SCTM #1001-5.-4-12.1

Item No. 7 Motion to approve the Findings and Determinations for the following project:

- Application of Tom Spurge for construction of a new house at 216 North Street.

Item No. 8 Table discussion on 300-308 Main Street to the July 30, 2015 work session after comments by the Historic Preservation Commission. The 300-308 Main Street Sterling Square Project is to be reviewed by the Historic Preservation Commission on July 6, 2015.

Item No. 9 Discussion of the Bed and Breakfast code of the Village of Greenport, regarding the number of permitted rooms and number of lodgers.

- *Section 150-7B (7c) limits the renting of room to three rooms for lodging and serving of breakfast.*
- *Section 150-7B (7d) limits the number of occupants to not more than two individuals for a maximum total of six casual and transient roomers.*

Item No. 10 Motion to schedule the July, 2015 work session meeting for July 30, 2015 and the August, 2015 regular meeting for August 6, 2015.

Item No. 11 Motion to adjourn.