



VILLAGE OF GREENPORT PLANNING BOARD
Work Session Agenda
April 27, 2017 – 4:00 PM
Third Street Fire Station
Greenport NY, 11944

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GREENPORT, NY 11944

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ADMINISTRATOR
PAUL J. PALLAS, P.E.
EXT 219

CLERK
SYLVIA PIRILLO, RMC
EXT 206

TREASURER
ROBERT BRANDT
EXT 217

PUBLIC HEARING:

Public Hearing on the application of Sprout Natural Parenting Inc., represented by property owner Laura Tancredi. The applicant is proposing to open a natural parenting retail store at 37 Front Street as a conditional use.

The property is located in the Waterfront Commercial District and requires a public hearing. This property is not located in the Historic District.

SCTM # 1001-5.-4-23.1

Public Hearing on the application of Truffle and Snail, LLC., represented by Michael Affatato. The applicant is proposing to open a cheese shop at 19 Front Street as a conditional use. This property is located in the Waterfront Commercial District and requires a public hearing. This property is not located in the Historic District.

SCTM # 1001-5.-4-29

Public Hearing on the submission of the preliminary plat as submitted by the applicant, James Olinkiewicz, for the subdivision of property located at 621 Main Street and 624 First Street the former Methodist Church.

SCTM # 1001-2.-6-49.1

REGULAR MEETING:

Item No. 1 – 37 Front Street

Discussion and possible motion on the use evaluation application for Sprout Natural Parenting Inc., represented by property owner Laura Tancredi. The applicant is proposing to open a natural parenting retail store at 37 Front Street. The property is located in the Waterfront Commercial District and a public hearing is required. This property is not located in the Historic District.

SCTM # 1001-5.-4-23.1

Item No. 2 – 19 Front Street

Discussion and possible motion on the use evaluation application for Truffle and Snail, LLC., represented by Michael Affatato. The applicant is proposing to open a cheese shop at 19 Front Street. This property is located in the Waterfront Commercial District, and a public hearing is required. This property is not located in the Historic District.

SCTM # 1001-5.-4-29

Item No. 3 – 621 Main Street and 624 First Street

Discussion and possible motion on the submission of the preliminary plat submitted by the applicant for the subdivision of property located at 621 Main Street and 624 First Street (the former Methodist Church).

SCTM # 1001-2.-6-49.1

Item No. 4 – 34 Front Street

Motion to accept the use evaluation application of Porters Hospitality Corp., represented by corporate owners Andrew Harbin and Douglas Roberts. The applicants are proposing to open the former Rhumbline restaurant, located at 34 Front Street, as Andy's restaurant. The property is located in the Commercial Retail District, and is a permitted use. The property is not located in the Historic District.

SCTM # 1001-4.-10-30

Item No. 5 – 429 Sixth Street

Motion to accept the application of Michael A. Kimack, Agent for 6th Street LLC. The application is for a subdivision of the property located at 429 Sixth Street, into two non-conforming lots. The proposed uses are residential dwellings. This property is located in the R-2, Residential District. This property is not located in the Historic District.

SCTM # 1001-6.-3-5

Item No. 6 – 127 Adams Street

Motion to accept the use evaluation application of Aldo's Coffee Company, LLC, represented by Managing Partner, James D Radosevic. The applicant is proposing to open a Retail Sales Store. The property is located in the Commercial Retail District, and is a permitted use. This property is not located in the Historic District.

SCTM # 1001-4.-9-28.2

Item No. 7 – 102 Main Street

Motion to accept the use evaluation application of Barbabianca Corp., represented by Lessee, Frank DeCarlo. The applicant is proposing to open the former Scrimshaw restaurant located at 102 Main Street, as Barbabianca restaurant. The property is located in the Historic District, and is a permitted use. The signage was approved by the Historic Preservation Commission on April 17, 2017.

SCTM # 1001-5.-3-12.2

Item No. 8 – Front and Third Streets

Continued discussion and possible motion on the application of Dan Pennessi, President of SAKD, LLC. Dan Pennessi is before the Board to discuss proposed uses and development of the site located at the corner of Front and Third Streets. The Zoning Board of Appeals has granted the six variances requested to develop the proposed site. The property is located in the Waterfront Commercial District, and the proposed uses for the site are conditional uses.

SCTM # 1001-5.-4-5

Item No. 9

Motion to accept the minutes of the March 30, 2017 Planning Board Meeting.

Item No. 10

Motion to approve the minutes of the March 2, 2017 Planning Board Meeting.

Item No. 11

Motion to adjourn.

LEGAL NOTICE—NOTICE OF PUBLIC HEARING
VILLAGE OF GREENPORT PLANNING BOARD

Pursuant to Chapter 150, Zoning Article XI, Section 150-29 Conditional Uses, of the Village Code, NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Planning Board at the Greenport Fire House, Third Street, Greenport, N.Y. on Thursday, April 27, 2017 commencing at 4:00 p.m. regarding the following application:

Sprout Natural Parenting Inc, represented by Laura Tancredi, President and property owner, the application is for a conditional use and site plan approval. The proposed use of an existing retail store front located on Bootleg Alley. The proposed uses are conditional under the Code of the Village of Greenport, Section 150-11 B. (3). The property is located in the WC (Waterfront Commercial) District. The property is not located in the Greenport Village Historic District.

The Waterfront Commercial Zone permits retail sales as Conditional Use, only after a Public Hearing is held. The property is located at 37 Front Street and is further identified on the Suffolk County Tax Map as 1001-5.-4-23.1.

The application is on file with the Village Clerk where it is available for review and inspection.

BY ORDER OF THE VILLAGE OF GREENPORT
PLANNING BOARD

Devin McMahon, Chairperson

1T 3/13/17

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LEGAL NOTICE—NOTICE OF PUBLIC HEARING
VILLAGE OF GREENPORT PLANNING BOARD

Pursuant to Chapter 150, Zoning Article XI, Section 150-29 Conditional Uses, of the Village Code, NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Planning Board at the Greenport Fire House, Third Street, Greenport, N.Y. on Thursday, April 27, 2017 commencing at 4:00 p.m. regarding the following application:

The applicant, Michael Affatato, owner of the Village Cheese shop has applied for a conditional use and site plan approval, in that the applicant proposes the use of an existing retail store front. The proposed uses are conditional under the Code of the Village of Greenport Section 150-11 B. (2) and (3). The property is located in the WC (Waterfront Commercial) District. The property is not located in the Greenport Village Historic District.

The Waterfront Commercial Zone permits retail sales and eating and drinking establishments as Conditional Use, only after a Public Hearing is held. The property is located at 19 Front Street and is further identified on the Suffolk County Tax Map as 1001-5.-4-29.

The application is on file with the Village Clerk where it is available for review and inspection.

BY ORDER OF THE VILLAGE OF GREENPORT
PLANNING BOARD

Devin McMahon, Chairperson

1T 3/13/17

LEGAL NOTICE – NOTICE OF PUBLIC HEARING
VILLAGE OF GREENPORT PLANNING BOARD

Pursuant to Chapter 118, Subdivision and Land Merger, Section 118-8, Hearing on Preliminary Plat Plan of the Code of the Village of Greenport. The Planning Board will hold a meeting at the Greenport Fire House, Third Street, Greenport, N.Y. on Thursday, April 27, 2017 commencing at 4:00 p.m. regarding the following application:

Applicant, Jim Olinkiewicz owner of the property located at 624 First Street, the former Methodist Church, proposes to sub-divide the property into three conforming residential lots. The applicant proposes to convert and rehabilitate the Church Sanctuary into a single-family residence, creating a conforming lot on First Street, and renovates the parsonage. The property is located in the R-2 (One and Two-Family) Zone and the Historic District. The proposed uses are permitted.

SCTM # 1001-2.-6-49.1

The application is on file with the Village Clerk where it is available for review and inspection.

BY ORDER OF THE VILLAGE OF GREENPORT
PLANNING BOARD

Devin McMahon, Chairperson

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