



236 THIRD STREET
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VILLAGE OF GREENPORT PLANNING BOARD Work Session Agenda

June 30, 2016 @ 5:00 p.m. @ the Third Street Fire Station

Item No. 1 29 Front Street

Motion to accept use evaluation application from Sea Bags LLC, represented by Don Oakes, CEO. The applicant opened 29 Front Street (formerly the sleeping Buddha).

The proposed retail use is a permitted use in the WC – Waterfront - Commercial Zone as the store is based on retail sales in connection with boating and fishing.

The property is not located within the Historic District.

SCTM # 1001-5.-4-26.

Item No. 2 817 Main Street

Motion to accept the application for an amendment to 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 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 R1 One family residential zone.

SCTM # 1001-2.-1-25.

Item No. 3 314 North Street

Pre-submission conference for Jim Olinkiewicz as representative for applicant 314 North Street Greenport, Inc and is before the Board. Applicant proposes the construction of a 4-family house on the property located at 314 North Street. The pre-submission package includes a site plan, floor plans, and elevations. The project as proposed will require variances and is not located within the Historic District. The property is located in the R-1 (1-Family Residential) Zoning District of the Village of Greenport.

SCTM # 1001-2.-4-27



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Item No. 4 211 Carpenter Street

Continued discussion on the application for site plan review. 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.
SCTM # 1001-4.-10-11

Item No. 5 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 4 existing apartment units into 5 (Inn) units, and one handicap accessible unit on the ground floor, 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 has specified a retractable awning over the existing cedar trellis which covers the dining patio at the American Beech restaurant. The plan also calls for an extension of the wood pergola to the north. The property is located in the Historic District.

The Historic Preservation Commission reviewed the amended proposal at the June 6, meeting and approved the change in façade, but asked the applicant to explore other options for the dining patio retractable awning. The HPC has asked that the project remain on the agenda pending alternative to the retractable awning. All additional changes to the site plan will be reviewed when available

SCTM # 1001-4.-7-29.1.



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Item No. 6 Vacant Lot east of 217 Monsell Place

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 variances. The property is located in the R-1 (1-Family Residential) District of the Village of Greenport.

SCTM # 1001-2.-2-29.

Item No. 7 Vacant Lot south of 525 Second Street.

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 south of 525 Second street. The pre-submission package includes a site plan, floor plans, and elevations. The project as proposed will require variances. The property is located in the R-2 (2-Family Residential) District of the Village of Greenport.

SCTM # 1001-2.-6-14.2.

Item No. 8 Motion to approve the Planning Board minutes of the April 28, 2016 meeting.

Item No. 9 Motion to accept the Planning Board minutes of the May 5, 2016 and May 26, 2016 meeting.

Item No. 10 Motion to adjourn.