



**VILLAGE OF GREENPORT PLANNING BOARD
Work Session Agenda**

August 25, 2016 @ 5:00 p.m. @ the Third Street Fire Station

Item No. 1 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 four existing apartment units into five (Inn) units, and one handicap accessible unit on the ground floor, for a total of six additional inn units, bringing the total of inn units for American Beech Inn to 11 inn units.

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. At the August 4, 2016 meeting of the Planning Board, the applicant told the board that he would like to use 308C for events and retail sales.

The proposal includes additional bluestone hardscape for easier handicap accessibility and several ramps providing accessibility to each of the commercial units. The proposal for cover over the existing cedar pergola which covers the dining patio at the American Beech restaurant, and the extension of the wood pergola to the north has been eliminated. The property is located in the Historic District. The Historic Preservation Commission will be reviewing the exterior installation of the ductwork for the kitchen exhaust at the September meeting.

SCTM # 1001-4.-7-29.1.

Item No. 2 Vacant Lot east of 217 Monsell Place

Table discussion of the pre-submission conference for Bryan Nicholson pending ZBA determination. 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 one (1) variance.

It is scheduled to be on the ZBA agenda for the September meeting. A revised site plan will be submitted for consideration upon the completion of the Zoning Board Appeal process. The property is located in the R-1 (One-Family Residential) District of the Village of Greenport. The property is not located in the Greenport Village Historic District.

SCTM # 1001-2.-2-29.

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Item No. 3 Vacant Lot south of 525 Second Street

Motion to accept the application for site plan review from 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 one-(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 property is located in the R-2 (One and Two-Family Residential) District of the Village of Greenport and is not located in the Greenport Village Historic District.

SCTM # 1001-2.-6-14.2.

Item No 4. 313 Third Street

Motion to accept Use Evaluation application for Rachel Mysliborski, doing business as Woodstruck, LLC. The applicant has opened a retail boutique at 313 Third Street, within the Sterlington Commons. This is a permitted use in the CR-Commercial/Retail District. This property is not located within the Historic District.

SCTM # 1001-6-2-23.5.

Item No 5. 311 Third Street

Motion to accept Use evaluation application for Christian de Leon. The applicant proposed to open a Barber Shop at 311 Third Street, within the Sterlington Commons. This is a permitted use in the CR-Commercial/Retail District. This property is not located within the Historic District.

SCTM # 1001-6-2-23.5.

Item No 6. Vacant Lot on Sixth Street

Motion to accept the application for Site Plan review and subdivision approval for Michael Kimack. Mr. Kimack represents 6th Street LLC, and has applied to subdivide the property. The proposed subdivision creates 1 substandard lot at 6,557.4 sq. ft. which has an existing 2 family house and 1 conforming lot at 7,531 Sq. Ft. The subdivision has created several non-conforming setbacks, which will need variances. This property is not located within the Historic District.

SCTM # 1001-6.-3-5



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Item No 7. 201 Manor Place

Motion to accept the application for Site Plan review for Eastern Long Island Hospital. Applicant John Condon has been authorized to submit plans for a 30" seawall/curb on the east, south and west sides of the hospital. The proposal also includes the construction of a raised concrete platform for a new electrical generator, located in the rear service area. This property is not located within the Historic District.

SCTM # 1001-2.-3-2

Item No 8. Motion to accept the Planning Board minutes of the July 28, 2016 and July 7, 2016 meetings.

Item No 9. Motion to adjourn.