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## VILLAGE OF GREENPORT PLANNING BOARD

December 18, 2014  
Third Street Firehouse at 5:00p.m.  
Work and Regular Session Meeting  
Agenda

**Item No. 1** Continued discussion or possible motion, dependent upon the conclusions of the ZBA, on an application for a use evaluation of the "North Fork Smoked Fish" facility located at 414 First Street. The ZBA may be forwarding an opinion on a use variance. SCTM # 1001-4.-7-5.

**Item No. 2** Further discussion on an application for site plan review for a new structure to be located at Sterling Street. The owner is Osprey Zone Marina, whose principal is Paul Henry. The applicant is Robert I. Brown, Architect PC. The point of discussion is compliance with the existing site plan that was approved but where a pump-out specified on the plan has not been installed.  
SCTM # 1001-3.-4-42.

**Item No. 3** Possible further discussion with New Owner of Sterling Square, Brent Pelton who intends to submit an application for site plan review for 300-308 Main Street. The submission will propose the rehabilitation and renovation of the Restaurant located within Sterling Square with the intention of using the second floor storage/attic space for an Inn. The proposed floor plans have indicated the possibility of 5 rental rooms. The property is located within the Commercial/Retail (CR) district. SCTM # 1001-4.-7-29.1.

**Item No. # 4** Discussion and possible motion to approve an application for a new home on a vacant lot on Bridge Street. The owner/applicant is Edward V. Werthner. The project is a single family house of approximately 1,575 SF. A zoning variance is being sought. SCTM # 1001-2-2-8.4

**Item No. # 5** Discussion and possible motion on an application for a use evaluation of applicant Jim Olinkiewicz's proposal to remodel a non-conforming multi unit dwelling building into a mixed use residential-professional use building. At the request of the Planning Board the ZBA has provided an interpretation of Section 150-9(A)(18). The building is located at 211 Carpenter Street. The property is zoned C-R; Commercial/ Retail.  
SCTM # 1001-4.-10-11.

**Item No. 6.** Motion to schedule the next work session for January 22, 2015.

**Item No. 7** Motion to adjourn.