



**VILLAGE OF GREENPORT PLANNING BOARD**  
**Regular Session Agenda - *Revised***  
**June 2, 2016 @ 5:00 p.m. @ the Third Street Fire Station**

**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**

**Item No. 1 2 Front Street**

Motion to accept and for action on the use evaluation application from Crazy Four Inc, represented by Callie Brennan, President. The applicant proposes to reopen 2 Front Street (formerly The Coronet), under the name Crazy Beans. The proposed restaurant use is a permitted use in the CR (Commercial Retail) Zone. The property is located within the Historic District and is a Type II Action, which is not subject to coordinated review.

**SCTM # 1001-4.-10-17.**

**Item No. 2 219 Main Street**

Motion to accept and for action on the use evaluation application from Juniper Spirit Merchants, represented by Robert Place. The applicant proposes to reopen 219 Main Street (Claudio's Liquor Store) under the name Spirited Wine and Liquor. The proposed use is a permitted use in the CR (Commercial Retail) Zone. This property is located within the Historic District and is a Type II Action, which is not subject to coordinated review.

**SCTM # 1001-4.-10-22.2.**

**Item No. 3 Row off Front Street**

Motion to accept and for action on the use evaluation application from William F. Claudio Inc., represented by Janice Claudio. The applicant proposes to use the east side of the applicant's dock to offer boats for sale. The proposed use is a permitted use in the CR (Commercial Retail) Zone.

This property is not located in the Historic District.

**SCTM # 1001-5.-4-25.**



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#### **Item No. 4 211 Carpenter Street**

Motion to table the discussion on the application for site plan review pending receipt of requested information and extend the 60 day time period for action. 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. All mixed-use buildings are required to have a fire suppression system by the NY State Fire Prevention and Building Code. The property is located in the Village Historic District, and is subject to coordinated review.

**SCTM #1001-4.-10-11**

#### **Item No. 5 300-308 Main Street**

Continued discussion on the application for site plan review pending completion of coordinated review. An amendment to the previous site plan has been received. The previous site plan was approved on November 4, 2015. The applicant Robert I. Brown, Architect is representing Stirling Square LLC- Brent Pelton. The applicant has proposed to remodel four existing apartment units into an additional five temporary residential (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 Village of Greenport Historic District and is subject to coordinated review.

The Historic Preservation Commission reviewed the proposal at the April 4, 2016 HPC meeting and approved the change in façade, but asked the applicant to explore other options for the dining patio. The Historic Preservation Commission has asked that the project remain on the agenda pending an alternative to the retractable awning. All additional changes to the site plan will be reviewed at a future HPC meeting.

**SCTM # 1001-4.-7-29.1**



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**Item No. 6 131 Third Street**

Continued discussion and possible action on the application for site plan review at 131 Third Street (formerly Meson Ole). Applicant 131 Third Street Greenport Inc., represented by James Olinkiewicz, proposes to reconstruct and create new uses for the existing building, located at 131 Third Street, in the CR (Commercial/Retail) District. The proposed renovation includes the division of the first floor into two restaurants and the addition of three residential units on the second and third floors. All proposed uses are permitted within the CR (Commercial/Retail) District.

The property is not located in the Village of Greenport Historic District.

**SCTM # 1001-6.-2-23.2.**

**Item No. 7** Motion to approve the Planning Board minutes of the April 28, 2016 meeting.

**Item No. 8** Motion to adjourn.