



**VILLAGE OF GREENPORT PLANNING BOARD**

**Work Session & Regular Meeting Agenda**

**October 3, 2019 – 4:00 p.m.**

**Third Street Fire Station**

**Greenport NY, 11944**

**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

PETER CLARKE

MARY BESS PHILLIPS

JULIA ROBINS

**VILLAGE  
ADMINISTRATOR**

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

**CLERK**

SYLVIA PIRILLO, RMC  
EXT. 206

**TREASURER**

ROBERT BRANDT  
EXT. 217

**Work Session:**

**Item No. 1**

Motion to accept and approve the minutes of the September 5, 2019 Planning Board Meeting.

**Item No. 3**

Motion to schedule the combined Planning Board Work Session & Regular Meeting for 4:00 p.m. on November 7, 2019.

**Item No. 4 – 27 Front Street**

Motion to accept the findings and determinations for the application of Frisky Oyster, located at 27 Front Street.

**SCTM # 1001-5.-4-27**

**Item No. 5 – 110 South Street**

Motion to accept the findings and determinations for the application of 110 South St Greenport Inc., located at 110 South Street.

**SCTM # 1001-4.-6-34.6**

**Item No. 6 – 112 South Street**

Motion to accept the findings and determinations for the application of 622 Front St Greenport Inc., located at 112 South Street.

**SCTM # 1001-4.-6-32**

**Item No. 7 – 48 Front Street**

Discussion regarding the previously approved site plan for 48 Front Street LLC (Greenhill Kitchen). The application was approved to have a live performance space on the second floor with the condition that the applicant come before the Planning Board on October 3, 2019 to assess the impact(s), if any, of the site plan approval. The property is located in the C-R (Commercial Retail) District. This property is not located in the Historic District.

**SCTM # 1001-4.-10-32****Item No. 8 – 300 Main Street**

Continued pre-submission conference regarding a site plan approval for Stirling Square LLC., represented by Architect Robert I. Brown. The applicant is proposing interior and exterior renovations to accommodate the conversion of the first floor from retail to assembly and the second and third floors from residential apartments to commercial hotel units. The property is located in the C-R (Commercial Retail) District. The property is also located in the Historic District.

**SCTM # 1001-4.-7-29.1****Item No. 9 – 331 Front Street**

A pre-submission conference regarding a site plan approval for Layyah, represented by Owner Imram Qasim Khan. The applicant is proposing interior renovations to accommodate the addition of a commercial kitchen as well as outdoor seating. The property is located in the C-R (Commercial Retail) District. The property is not located in the Historic District.

**SCTM # 1001-6.-2-17**

**Regular Session:**

**Item No. 10 – 604 First Street**

Continued Public Hearing for the application of Beachy Blonde LLC, represented by Architect Frank Uellendahl. The applicant proposes new construction of a residential dwelling for the property located at 604 First Street. This property is located in the Historic District, and was granted a Certificate of Appropriateness by the Historic Preservation Commission of the Village of Greenport on August 22, 2019.

**SCTM # 1001-2.-6-45.2**

**Item No. 11**

Motion to adjourn.