



PLANNING BOARD SITE PLAN REVIEW APPLICATION

236 Third Street, Greenport, New York, 11944
(631) 477-0248
www.villageofgreenport.org

RECEIVED

APR 30 2024

VILLAGE OF GREENPORT
BUILDING DEPARTMENT

Date of Application 04/30/24

All information below is to be completed by the applicant. This completed application is to be accompanied by the proposed Site Plan. Copies of Covenants and or Restrictions, where applicable, Environmental Assessment Form, building plans showing elevations, setbacks, floor plans, room dimensions, current survey and quality of material, where applicable.

THE OWNER OF THE PROPERTY IS: (PLEASE PRINT CLEARLY)

Brent Peltan Stirling Square
 First Name Last Name Business Name, if applicable

300 Main St Greenport NY 11944
 Mailing Address City/ Town/ Village State Zip

631-477-5939 info@americanbeech.com
 Phone # E-Mail Address

CONTACT PERSON (if different from owner)
The person to receive all correspondence:

Ryan Farrell
 First Name Last Name Business Name, if applicable

300 Main St Greenport NY 11944
 Mailing Address City/ Town/ Village State Zip

[REDACTED] [REDACTED]
 Phone # E-Mail Address

IF ANYONE OTHER THAN THE OWNER COMPLETES THIS APPLICATION, WRITTEN CONSENT FROM THE OWNER MUST BE SUBMITTED WITH THIS APPLICATION.

Location:

Suffolk County Tax Map Number: 1001 Section: 04 Block: 07 Lot 29,1

Street Address: 300 Main Street Greenport, New York, 11944

Zoning District: WC R1 R2 PD CR CG

Is property located within the Historic District? Yes No



PLANNING BOARD
SITE PLAN REVIEW APPLICATION

236 Third Street, Greenport, New York, 11944

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Project Information:

Residential Commercial

Proposed Starting Date: 04/25/24

Project Description:

Please describe project in detail. (Use an additional sheet if necessary)

Stirling Square submits to Amend it's updated site plan to include exterior amplified speakers while operating in accordance with village code. The business will work with acoustic engineer firm Sound Sense to conduct study + action while remaining in compliance with village code.

Please check the following boxes for permits this project will require:

- Building Permit
- Wetlands Permit
- Suffolk County Planning Board
- New York State D.E.C.
- United States Army Corps of Engineers
- Suffolk County Health Department
- New York State Department of State Coastal Flood Management

Does this application require a Zoning Board of Appeals Variance? Yes No

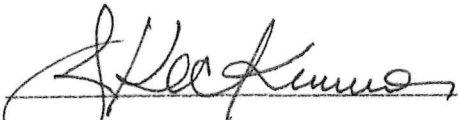
AFFIDAVIT

Village of Greenport)
Town of Southold)
County of Suffolk) ss
State of New York)

I swear that to the best of my knowledge and belief that the statements contained in this application, together with the plans and specifications submitted, are true and complete statements of proposed work to be done on the described premises and that all provisions of the Building Code, Zoning Code, and all other laws pertaining to the proposed work shall be complied with, whether specified or not, and that such work and inspections are authorized by the owner. The Village of Greenport is hereby granted permission to enter the property listed as the "Location" for the purposes of inspecting my property for a site visit. I understand that if approved, Site Plan approval will be granted and accepted on condition that the provisions of Federal, State and Local rules and regulations, and any additional requirements of the Site Plan are complied with. I understand that any approval granted will be deemed null and void if any information pertaining to restrictions and/or covenants prior to the date of this application are discovered after Site Plan approval is granted. Any violation of all applicable codes, or deviations from the approved Site Plan will result in the immediate revocation of this Site plan approval & legal action will be taken against me. No responsibility rests upon the Village of Greenport, Code Enforcement Official or the Fire Department by reason of this application and permit.

Sworn to be before this 30th day
of April 2024

Signature 
Owner or Applicant


Notary Public, Suffolk County, New York

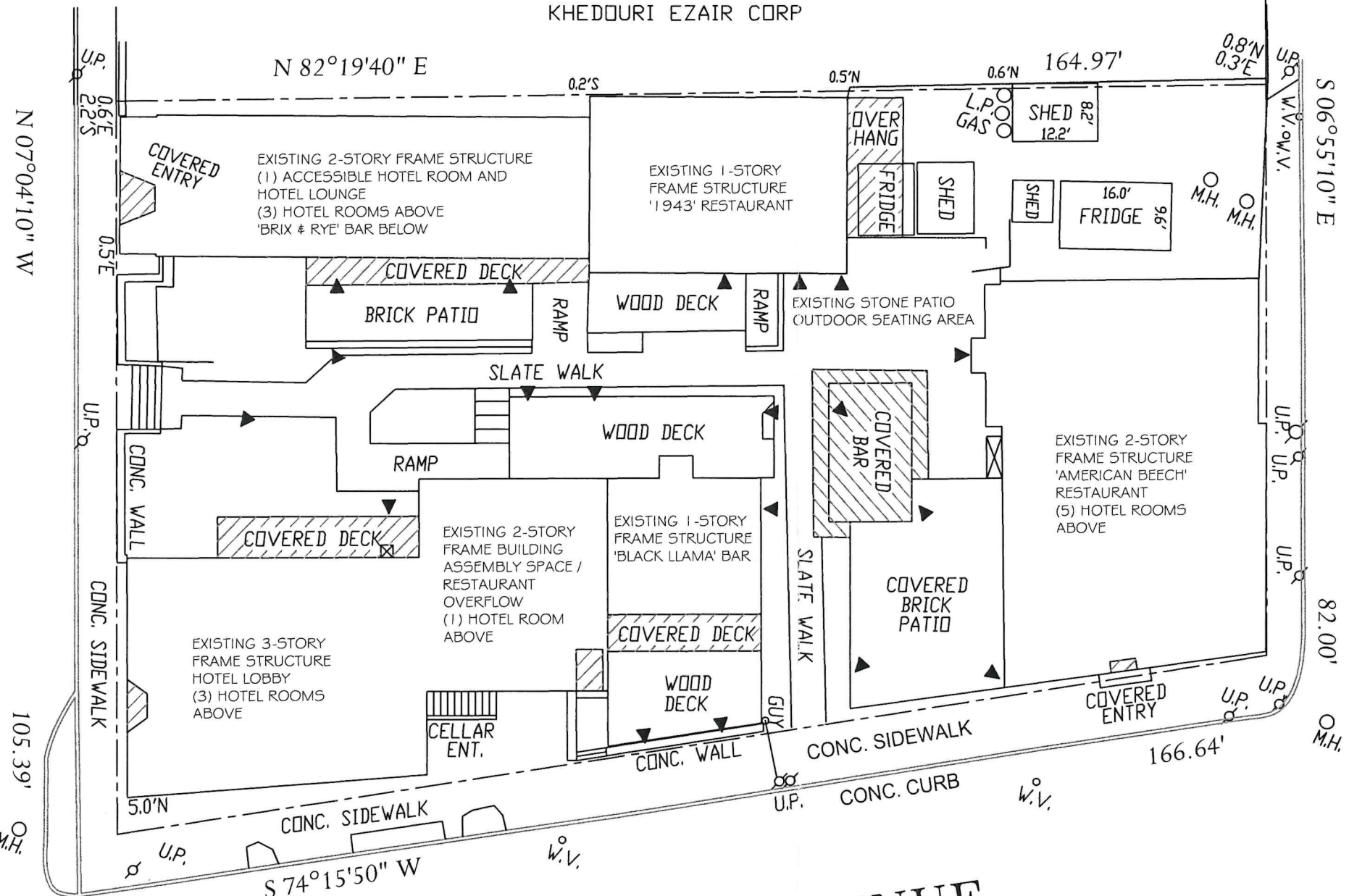
JENNA KOCKENMEISTER
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01K06402096
QUALIFIED IN SUFFOLK COUNTY
MY COMMISSION EXPIRES DECEMBER 23, 2027

KHEDOURI EZAIR CORP

MAIN STREET

CARPENTER STREET

BAY AVENUE



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BUILDING DEPARTMENT

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VILLAGE OF GREENPORT
BUILDING DEPARTMENT

KEY:
 BACK ▲ OUTDOOR SPEAKER
 FRONT ▲ LOCATION

BASED ON SURVEY BY:
 KENNETH M. WOYCHUK LAND SURVEYING PLLC
 DATED: 17 APRIL, 2024

SCTM: 1001-04-07-29.1
 ZONED: C-R
 AREA: 15,443 SF (0.36 AC)



SITE PLAN

EXISTING EXCEPT AS NOTED
 SCALE: 1" = 20'-0"

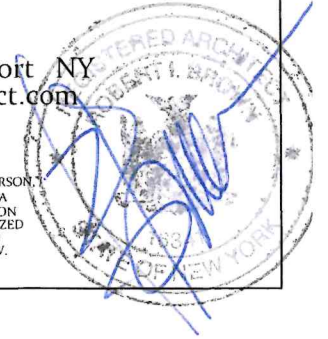
STIRLING SQUARE
 300 MAIN STREET GREENPORT, NY 11944

24 APRIL, 2024
 SCALE: 1" = 20'-0"

Robert I. Brown
 Architect, P.C.

205 Bay Ave. Greenport NY
 info@ribrownarchitect.com
 631-477-9752

IT IS A VIOLATION OF THE LAW FOR ANY PERSON,
 UNLESS ACTING UNDER THE DIRECTION OF A
 LICENSED ARCHITECT, TO ALTER ANY ITEM ON
 THIS DRAWING IN ANY WAY. ANY AUTHORIZED
 ALTERATION MUST BE NOTED, SEALED, AND
 DESCRIBED IN ACCORDANCE WITH THE LAW.





PLANNING BOARD
ENTERTAINMENT PERMIT APPLICATION
 236 Third Street, Greenport, New York, 11944
 (631) 477-0248 www.villageofgreenport.org

RECEIVED
REC
 APR 30 2024
 AP
 VILLAGE OF GREENPORT
 BUILDING DEPARTMENT
 BUILD

Date of Application 04/18/2024

All information below is to be completed by the applicant. This completed application is to be accompanied by a separate operating report, and a listing of information as noted in items 3 through 8 of the instructions page. Please refer to Village of Greenport Code Section 150-51 (available on the Village website) for additional details for Entertainment Permits.

THE OWNER OF THE BUSINESS: (PLEASE PRINT CLEARLY)

Brent Pelton Stirling Square LLC
 Owner's Name or Legal Entity with DBA, if applicable

300 Main Street Greenport NY 11944
 Mailing Address City/ Town/ Village State Zip

631-477-5939 info@Americanbeech.com
 Phone # E-Mail Address

CONTACT PERSON (if different from owner)

The person to receive all correspondence:

Ryan Farrell
 First Name Last Name Business Name, if applicable

300 Main St Greenport NY 11944
 Mailing Address City/ Town/ Village State Zip

631-477-5939 [REDACTED] .com
 Phone # E-Mail Address

ADDITIONAL CONTACT PERSON (if different from owner)

The person to receive all correspondence:

Amy BAIL AHWB LLC
First Name Last Name Business Name, if applicable

2585 Bray Avenue Laurel NY 11948
Mailing Address City/ Town/ Village State Zip

[REDACTED] [REDACTED]
Phone # E-Mail Address

ADDITIONAL CONTACT PERSON (if different from owner)

The person to receive all correspondence:

Stephanie Carballo
First Name Last Name Business Name, if applicable

300 Main St Greenport NY 11944
Mailing Address City/ Town/ Village State Zip

[REDACTED] [REDACTED]
Phone # E-Mail Address

LOCATION OF BUSINESS:

Suffolk County Tax Map Number: 1001 Section: 4 Block: 7 Lot 29.1

Street Address: 300 Main St Greenport, New York, 11944
Zoning District: WC R1 R2 PD CR CG

List of LLC members (if applicable)

Brent E. Felton

A brief description of the nature of the activity, use or business of the business, entity and/or property for which the permit is being requested (including whether such business or entity operates all or a portion of its business outdoors).

American Beech At Stirling Square is A bar, restaurant, hotel hoping to provide both amplified and acoustic music and live entertainment utilizing both it's indoor + outdoor spaces. The property relies on music and entertainment per Ambiance to attract customers during the season.

AFFIDAVIT

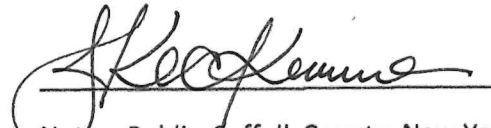
Village of Greenport)
Town of Southold)
County of Suffolk) ss
of New York)

State

I swear that to the best of my knowledge and belief that the statements contained in this application, together with the plans and specifications submitted, are true and complete statements of proposed work to be done on the described premises and that all provisions of the Building Code, Zoning Code, and all other laws pertaining to the proposed work shall be complied with, whether specified or not, and that such work and inspections are authorized by the owner. The Village of Greenport is hereby granted permission to enter the property listed as the "Location" for the purposes of inspecting my property for a site visit. I understand that if approved, Site Plan approval will be granted and accepted on condition that the provisions of Federal, State and Local rules and regulations, and any additional requirements of the Site Plan are complied with. I understand that any approval granted will be deemed null and void if any information pertaining to restrictions and/or covenants prior to the date of this application are discovered after Site Plan approval is granted. Any violation of all applicable codes, or deviations from the approved Site Plan will result in the immediate revocation of this Site plan approval & legal action will be taken against me. No responsibility rests upon the Village of Greenport, Code Enforcement Official or the Fire Department by reason of this application and permit.

Sworn to be before this 30th day
of April 20 24

Signature 
Owner or Applicant


Notary Public, Suffolk County, New York

JENNA KOCKENMEISTER
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01K06402096
QUALIFIED IN SUFFOLK COUNTY
MY COMMISSION EXPIRES DECEMBER 23, 2027



To the Planning Board

I am writing to formally acknowledge a proposed amendment to the 2015 site plan for Stirling Square, which pertains to the clause prohibiting the use of exterior amplified speakers on the property. Music provides an atmosphere that is an essential part of our reputation as a restaurant and hotel. The proposed amendment seeks to permit the use of exterior amplified speakers, with the assurance that they will be directed inwards towards the center of the square and will not be faced out into the street.

We recognize the importance of ensuring minimal disturbance to our residential neighbors and are committed to implementing sound buffering materials in compliance with the regulations set forth by the village and the Historical Society to the best of our ability. Additionally, we are designating Ryan (ryan@americanbeech.com) as our contact person to address any complaints or issues from our neighbors promptly and efficiently.

It is imperative to emphasize that we currently have no code violations and are fully committed to remaining in compliance with all regulations stipulated by the planning board and the village. We have thoroughly reviewed Chapter 88 and its subsections 150 and 151, along with their proposed amendments, and pledge to operate in accordance with the ordinances outlined therein.

We genuinely appreciate the time and consideration afforded to us by the Board, as well as the patience of the public as we strive to enhance our operations and foster better relationships with our neighbors.

Thank you for your attention to this matter.

Best regards,

Brent E Pelton

Brent E Pelton, Esq
Owner

300 Main St, Greenport NY 11944
brent@americanbeech.com
www.americanbeech.com



To the Planning Board

I am writing to provide an update on our efforts regarding the proposed amendment to the 2015 site plan for Stirling Square, particularly concerning the use of exterior amplified speakers on the property.

We have taken the initial steps outlined to address concerns about potential disturbance to our residential neighbors. We remain committed to fostering a harmonious relationship with our community while enhancing the ambiance of our establishment.

In addition to the measures previously mentioned, we are currently engaged with SoundSense Acoustic Consultation to conduct acoustic engineering for Stirling Square. This work will assess the potential impact of amplified speakers on the surrounding area and determine and execute any necessary mitigation measures that we can make.

To facilitate this process, we have submitted an updated site plan along with detailed specifications of the proposed speaker locations as well as the initial proposal from the sound engineers. Furthermore, I can assure you that we remain in compliance with all current zoning regulations.

In the event that the Board requires additional time to deliberate or wishes to await the results of the efforts with the acoustic before rendering a decision, we would respectfully request consideration for a conditional entertainment permit approval. This would allow us to proceed with our season while ensuring that any concerns raised by the Board or the community are adequately addressed.

We are prepared to implement recommended actions to mitigate sound from our acoustic consultation, whether through adjustments to speaker placement, sound buffering materials, or other measures, as indicated by decibel readings or other relevant data.

Thank you for your continued attention to this matter

Best regards,

Brent E Pelton

Brent E Pelton, Esq

Owner

300 Main St, Greenport NY 11944

brent@americanbeech.com

www.americanbeech.com

Operating Report

2A. The business intends to provide DJ or live music entertainment for the restaurant and bar area, inclusive of the outdoor courtyard or interior bar and restaurant spaces. These spaces include American Beech Restaurant, Black Llama Bar, and the courtyard of Stirling Square. American Beech Restaurant would anticipate a maximum of 100 whereas Black Llama bar would anticipate a maximum of 50. It is understood that obtaining an Entertainment Permit does not supersede occupancy regulations set by the Village, the County, the State, as well as regulations set by the Fire Marshall and Suffolk County Health Dept. American Beech will operate in compliance with village provisions as delineated in Chapter 88 of the Village Code or it's Proposed Amendments.

2B. Entertainment and catered affairs will adhere to village regulations outlined in the Proposed Amendments to Chapter 88. No alterations to seating are proposed from the business's regular operations. American Beech will seek additional permitting processes for what may be required such as special permissions from the Village Trustees regarding any gatherings or catered affairs beyond the scope of our standard operations, such as the CAST Fundraising event.

2C. No permanent stage or dancing areas will be installed. An independent security firm will be engaged to assist in maintaining order on weekends, and speakers will not be directed facing outward from the property. The business will work with an acoustic engineering firm to conduct a sound study and implement their proposed solutions and findings to mitigate excess noise.

2D. Music and entertainment offerings will be compatible with neighboring establishments, with volume levels managed to respect residential neighbors.

3. Days and Hours of Operation: During the Summer Season, the business may operate 6-7 days a week, but live entertainment will not be featured for the totality of any given week. The majority of our live entertainment will be centered around Fridays and Saturdays, with the occasional weekday or special occasion. Live entertainment and catering operations will conclude within the parameters outlined in the Proposed Amendments to Chapter 88, consistent with our Commercial Zoning.

4. Responsible Persons:

Names: Brent Pelton, Ryan Farrell, Amy Secaida, Amy Bail, or Stephanie Carballo Contact Information: All parties operate from American Beech, 300 Main Street, Greenport, NY 11944, reachable at 631-477-5939 or info@americanbeech.com

Operating Report

5. Confirmation of Criminal Offenses: No responsible person of the business or entity has been convicted of any criminal offenses, whether misdemeanor or felony, within the past five (5) years.

6. Code Violations: There are no known code violations for any responsible person, property owned by responsible persons, or businesses operated by responsible persons in New York State within the last five (5) years, including the subject property of this application. 7. Other Information: The Building Inspector may request additional information deemed necessary for review and administering the provisions of the Chapter.

8. Covenants and/or Restrictions: N/A

9. List of Acting Members (if LLC): Brent Pelton

**Proposal for Acoustic Consultation
300 Main Street - Greenport, NY – [#240425AMER]**

Date: April 25, 2024
Estimate #: 240425AMER

CLIENT:
American Beech Restaurant
Attn: Ryan Farrell
T: [REDACTED]
E: [REDACTED]@[REDACTED].com

SITE:
American Beech Restaurant
300 Main Street
Greenport, NY 11944

PHASE I: Consultation

Task 1 – Client Interview, Site Review, and Testing:

1. Client interview to confirm the concerns regarding the sound levels from American Beech Restaurant to the neighbors and determine any special requirements inclusive of design constraints such as the Village of Greenport Code, as well as the client's preferred ambient (or background noise) levels.
2. Conduct a weekday daytime site visit. An acoustical consultant will use a 1/3 octave band spectrum analyzer to identify ambient (or background) sound levels at the site. If possible, the existing sound system should be operated so that baseline acoustic data can be collected.
3. Obtain any relevant site plans along with identified locations of any bands and/or speaker systems.

Task 2 – Analysis:

1. An acoustical consultant will review the data collected during Task 1, along with any relevant additional documentation (e.g., site drawings, etc.) to evaluate the measured sound levels of the acoustic environment.
2. Explore solutions to reduce the sound levels associated with the Site to the criteria as identified in Task 1. These may include relocation of speakers, construction of natural or man-made sound barrier(s) in strategic locations, installation of a sound limiter, etc.

**Proposal for Acoustic Consultation
300 Main Street - Greenport, NY – [#240425AMER]**

PHASE I: Consultation (Continued)

Task 3 – Findings and Recommendations Report:

1. Draft and provide the client with documentation of the acoustic findings and recommendations, inclusive of the relevant parameters discussed in Tasks 1 and 2.
2. If relevant and/or feasible, prepare a set of sketches, inclusive of building sections, marked-up site plans identifying the areas of suggested acoustic treatment and proposed construction and speaker location modifications (to be submitted in .pdf form).

Task 4 – Material/Installation Estimate (*complimentary, if applicable*):

As part of the SoundSense commitment to provide our clients with an unsurpassed degree of accountability for our acoustic engineering solutions, we will also provide a Materials and Installation estimate detailing the engineering recommendations. There is typically a minimum lead time of one week from the date the findings and recommendations are issued until the Material & Installation estimate can be provided.

(Please Note: Recommendations outside of SoundSense's scope of work will be mentioned as "BY OTHERS," and detail will be found in the findings memorandum).

Task 5 – Meetings/Site Coordination/Teleconferences/Correspondences to review construction documents and discuss project details, findings, and recommendations.

This estimate is inclusive of one (1) hour of meetings/site coordination/teleconference/correspondence to review construction documents and discuss project details, acoustic findings, and recommendations.

Please Note: Any additional meetings/correspondence will be billed at \$250 per hour (or as detailed below) and billed as services rendered.



**Proposal for Acoustic Consultation
300 Main Street - Greenport, NY – [#240425AMER]**

PHASE II: Compliance Testing

After solutions, including a limiter, have been tested SoundSense will return to complete compliance testing.

Task 1 – Site Visit and Installation Testing:

1. Conduct a weekday daytime site visit after the implementation of any acoustic treatment. An acoustical consultant will use a 1/3 octave band spectrum analyzer to:
 - a. Identify ambient (or background) sound levels at the site.
 - b. Assist the AV consultant with the determination of the appropriate settings for a limiter, if needed.
 - c. Collect acoustic readings after the limiter settings have been established to confirm compliance.

Task 2 – Analysis:

1. Review the data collected during Phase I and confirm compliance with the Village of Greenport Noise Ordinance.

Task 3 – Findings Memorandum:

1. Draft and provide the client with documentation of the acoustic findings and recommendations, including confirmation of compliance with the Village of Greenport Noise Ordinance.

Task 4 – Meetings/Site Coordination/Teleconferences/Correspondences to review construction documents and discuss project details, findings, and recommendations.

This estimate is inclusive of one (1) hour of meetings/site coordination/teleconference/correspondence to review construction documents and discuss project details, acoustic findings, and recommendations.

Please Note: Any additional meetings/correspondence will be billed at \$250 per hour (or as detailed below) and billed as services rendered.

Optional Presentation of Findings and Report – If Necessary:

Presentation of report and acoustic findings to a formal meeting, including preparation time and review of any questions to clarify findings or recommendations.

1. Prepare presentation and submittals for the Village of Greenport Planning Board. (6 hours @ \$250/hr.)
2. Conference calls and correspondence to coordinate presentation with the American Beech Restaurant and/or additional consulting disciplines or parties. (1 hour @ \$250/hr.)
3. Presentation before the meeting, minimum 3-hour evening rate fee. (3 hours @ \$325/hr.; any additional time beyond allotted 3 hours will be billed at evening hourly rate)



**Proposal for Acoustic Consultation
300 Main Street - Greenport, NY – [#240425AMER]**

Fee Description			
Description	Quantity	Rate/hr	Total
<u>PHASE I: Consultation</u>			
Task 1	1 hour	\$250	\$ 250.00
Task 2	6 hours	\$250	\$ 1,500.00
Task 3	6 hours	\$250	\$ 1,500.00
Task 4			complimentary
Task 5	1 hour	\$250	\$ 250.00
Phase I Total			\$ 3,500.00
<u>PHASE II: Compliance Testing</u>			
Task 1	1 hour	\$250	\$ 250.00
Task 2	4 hours	\$250	\$ 1,000.00
Task 3	4 hours	\$250	\$ 1,000.00
Task 4	1 hour	\$250	\$ 250.00
Phase II Total			\$ 3,750.00
Total			\$ 6,000.00
<input type="checkbox"/> Optional Board Presentation – Billed as Rendered if Required			\$ 2,725.00


Please Note:

- There is typically a minimum 2-week lead time from the time payment is received until the site visit is conducted, and a minimum 3-week lead time from the time of the site evaluation until the acoustic report is available without an expedite fee.
- An additional fee of \$1,625.00 for Phase I and/or \$1,125.00 for Phase II may be required for work with a completion deadline of 10 days.
- In addition to compensation for basic services described herein, SoundSense shall be reimbursed at cost for printing and reproduction, any requested overnight delivery or messenger services, and premium costs for additional insurance required for the project in excess of our standard policy coverage.
- Any additional consulting or comprehensive documentation is billed at the rate of:

Acoustical Consultant	\$250/hr 8AM – 6 PM - Weekdays after Hours \$325/hr - Weekends \$400/hr
	\$500/hr - Legal Cases/Mediation/Expert Witness
Field Assistant	\$225/hr 8AM – 6 PM - Weekdays after Hours \$300/hr - Weekends \$375/hr
Project Engineer	\$200/hr 8AM-6PM - Weekdays after Hours \$250/hr - Weekends \$300/hr



Proposal for Acoustic Consultation
300 Main Street - Greenport, NY – [#240425AMER]

Acceptance Signature  Date 04/25/24
Price valid for 30 days. Signature and payment required prior to site visit.
 Please check box if you require an invoice to process payment.

Please remit initial payment of \$3,500.00 payable to:

SoundSense, LLC
PO Box 1360
Wainscott, New York 11975

Thank You!