

The below narrative covers the renovation being proposed by 326 Front Street LLC at the Greenporter Hotel located at 326 Front Street.

Existing Conditions:

The existing property consists of two structures that make up a total of 34 guest rooms, a meeting space, a gym, and a 45 seat restaurant. To provide clarity and ease of reference when discussing this project and the associated structures, they will be referred to as Building A and Building B. Building A is positioned on the East side of the property and consists of sixteen guest rooms and the restaurant. Building B is the structure positioned on the West side of the property, at the corner of Front St. & 4th Ave, that consists of the main lobby/reception area, eighteen guest rooms, and a basement with a meeting space and gym. At the center of both structures is a courtyard where a pool & spa are located offering a space for guests of the hotel to lounge during their stay. On the West side of the property is our parking lot that borders Front St. & 4th Ave, which consists of 28 parking spaces (inclusive of two ADA spaces). The existing building height tops out at 27'-1". The hotel sits on three parcels: lots 29, 30, and 31. Lot 29 is located in both the R-2 and C-R districts. The back left corner of Building B and a portion of the parking lot are situated in the R-2 district. Lot 30 is located at the front let corner of the hotel and contains half of the parking lot and a portion of Building B. Lastly, lot 31 is positioned entirely in the C-R district and hosts all of Building A, the courtyard and the majority of Building B. It's worth noting that the footprint changes being proposed in this application would be confined to the C-R district within lots 30 & 31, where the front facades of Building A & B would be expanded.

Previously Granted Variances:

In Fall of 2020, under previous ownership, variances were granted by the ZBA for a renovation of The Greenporter that consisted of adding a third story with a proposed height of 39 feet. As noted below, this new submission reduces the overall height of the proposed structure to 29'-10", a reduction of 10'-2" from the previously approved structure. Additionally, in previous public hearings there were concerns about the aesthetics of the previously approved structure. As such, we have redesigned the proposed renovation with Workshop APD, a nationally recognized New York-based architect who has extensive experience in local coastal communities.

Proposed Plan:

Our reason for requesting this meeting is that we would like to seek approval from the Village Planning Board to conduct a renovation across the property. The proposed renovation will consist of constructing a third floor on both Buildings A & B to add twenty-two guest rooms to the property, bringing our total offering to fifty-six guest rooms. The third floor addition would add 7521 sq.ft to the property and have a maximum height of 29' 10". In addition to adding a third floor, we would reconstruct the front facade on each building to create a uniform look between both structures, as well as connecting them at the second and third floors. This would add an additional ~990 sq.ft. to the property.

The intent with the proposed renovation design is to create a more cohesive look & feel across the property, as well as a building that is complementary to our immediate neighbors in the CR district and the Greenport Village at large. The first and second floor of the building would be finished with a wood cedar shiplap with wooden vertical battens and cedar window casings. The third floor would be a painted cedar shingle siding with cedar window casings. Where the existing 3 season porch is located it will be rebuilt to cover an outdoor dining patio and finished with paint.

With the proposed changes to the front facade, we would like to also use this opportunity to increase the size of the restaurant located in Building A. The restaurant has recently reopened serving guests of the hotel as well as the general public. Currently, there are a total of 45 seats spread across the dining room, bar, and three season porch located off the south (front) side of the building along Front Street. Our plans propose to replace the three season porch with a covered patio, increase the indoor dining space, and rework the bar placement. With the proposed changes, we would have 49 indoor seats and 16 outdoor seats, bringing the total seat count to 65. The restaurant would remain open to both hotel guests and the general public. The intent would be for the space to serve breakfast, lunch, and dinner during the peak seasons and scale accordingly as staff and demand fluctuate into the slower seasons.

Building B will also increase in square footage at the south side with the reconstruction of the front facade. The intent here is to create a more spacious lobby to provide guests with additional indoor space to lounge and work during their stay. As we have experienced an increase in demand for accommodations that support working remotely following COVID, we see there would be a major benefit to offering guests adequate working space beyond their rooms. We also see this as an incentive for guests to visit the village for extended periods of time beyond a weekend getaway. Additionally, in the event guests are staying with us during times of inclement weather, the expanded lobby will provide space to play cards/board games, read, or just socialize with fellow visitors outside their rooms within a covered open air space.

Site & Landscape Improvements:

As for the proposed landscape and hardscape plans at the property, we will be making alterations to the inner courtyard as well as at the South and West sides of the property. At the inner courtyard area, we would like to maintain the existing footprint of the central courtyard but reconfigure and slightly shrink the pool allowing for more open space for guests to congregate and lounge around the pool. As you will see in the supporting plans, a portion of the courtyard will be allocated to accommodate the added seats for the proposed restaurant expansion.

The south (front) side of the property will receive a full upgrade to the hardscape and landscape creating an enhanced entry experience into both the hotel and restaurant. The exact planting list is still in development but we intend to incorporate species that are of relevant nature to the village community. In the process of upgrading the main entrance, we are also proposing to relocate the current front curb cut located on Front Street to be repositioned along 4th Ave, which will create a more efficient & safer entrance and exit from the property. Nelson & Pope, our civil engineers on the project, are conducting a traffic study to provide further support for this proposal. Additionally, we are seeking a letter of support from DOT to ensure all affected parties are in support of this change.

Parking:

With the added guest rooms and restaurant seats in our proposed plan, we understand there will be a need to account for additional parking on the property. Based on the existing use/entitlements for the property, we have been granted a grandfathered variance of the existing parking requirements, allowing the hotel & restaurant to operate with 28 spots, when 57 would be required based on use. It's worth noting that the 28 existing/approved spots measure at 9' wide by 20' long. In the proposed plan, our new parking requirement would total at 81 spots. Based on the existing parking code, it's our understanding that we would need to account for the delta between the existing requirement (57 spots) and proposed (81 spots) to provide an additional 24 spots on top of our existing 28.

In tandem with the proposed renovations and changes that have been noted in the above description, we will be ensuring that all other life safety and accessibility requirements that are triggered during the renovation will be met and brought into compliance with the local and state codes.

Thank you for your time and consideration. We look forward to partnering with the Village and business community to continue to find new ways to contribute to Greenport's vibrancy.





THE GREENPORTER HOTEL

PREVIOUSLY APPROVED DESIGN





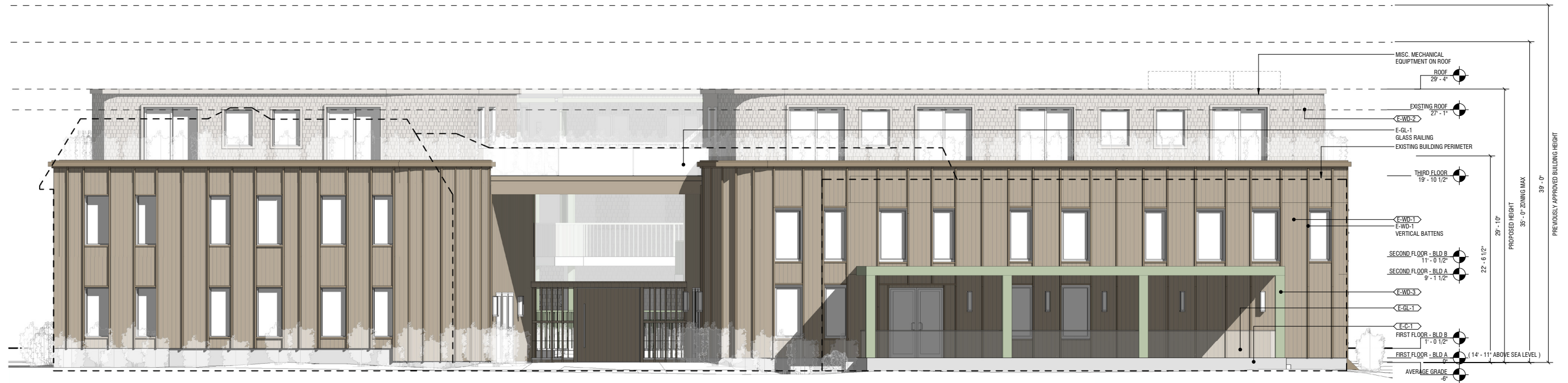






THE GREENPORTER HOTEL

PROPOSED ELEVATIONS



SOUTH ELEVATION

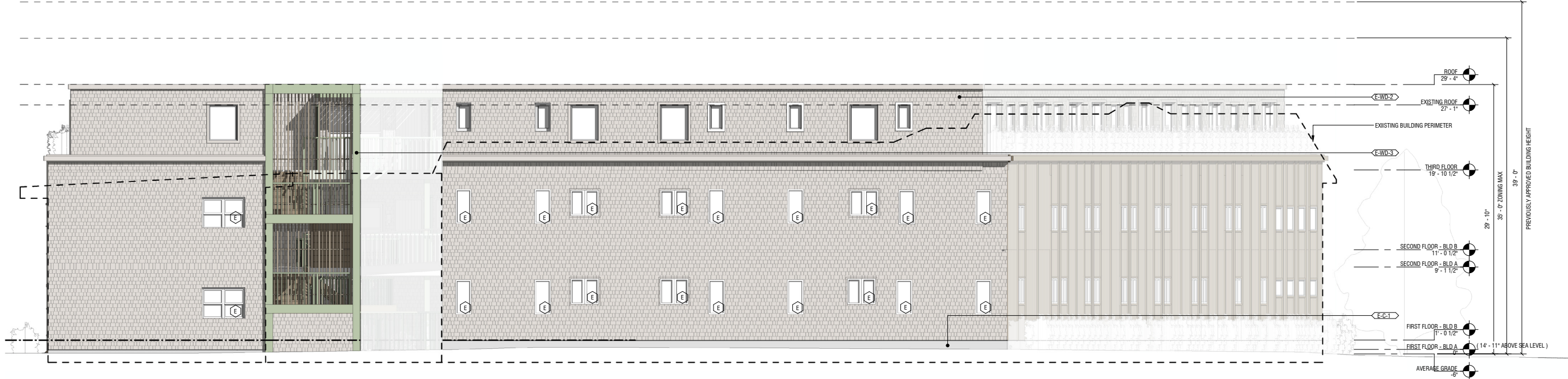


WEST ELEVATION

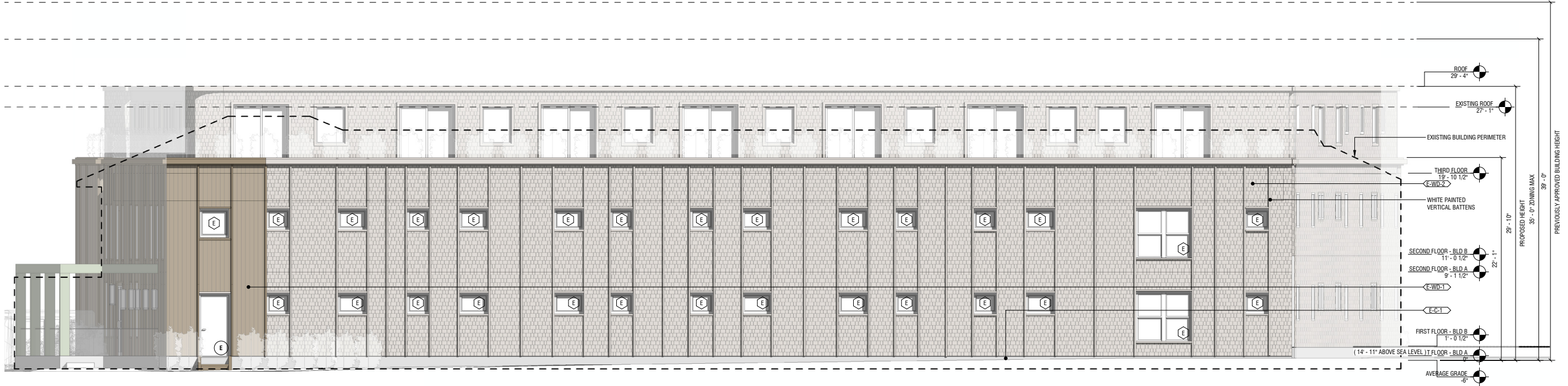


THE GREENPORTER HOTEL

PROPOSED ELEVATIONS



NORTH ELEVATION



EAST ELEVATION

METRICS

Square Footage:

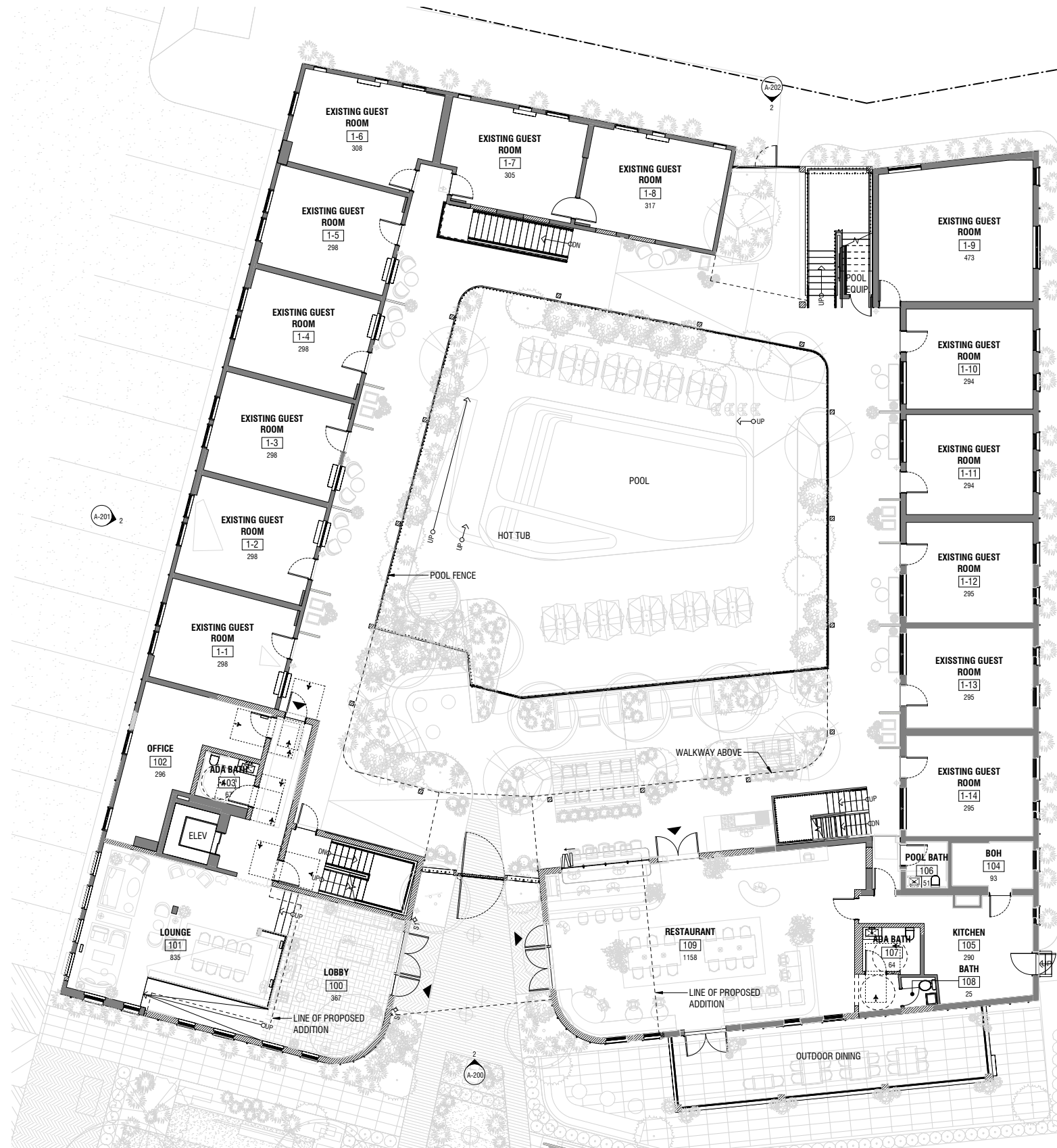
- Existing
 - First floor - 7,521 SF
 - Second Floor - 7,521 SF
- Proposed
 - First Floor - 8,511 SF
 - Second Floor - 8,511 SF
 - Third Floor - 7,077 SF

Keys:

- Existing Keys
 - First Floor - 14
 - Second Floor - 20
 - **Total** - 34 Keys
- Proposed Keys
 - First Floor - 14
 - Second Floor - 21
 - Third Floor - 21
 - **Total** - 56 Keys

Restaurant Seat Count:

- **Existing** - 45 Seats
- **Proposed** - 65 Seats



METRICS

Square Footage:

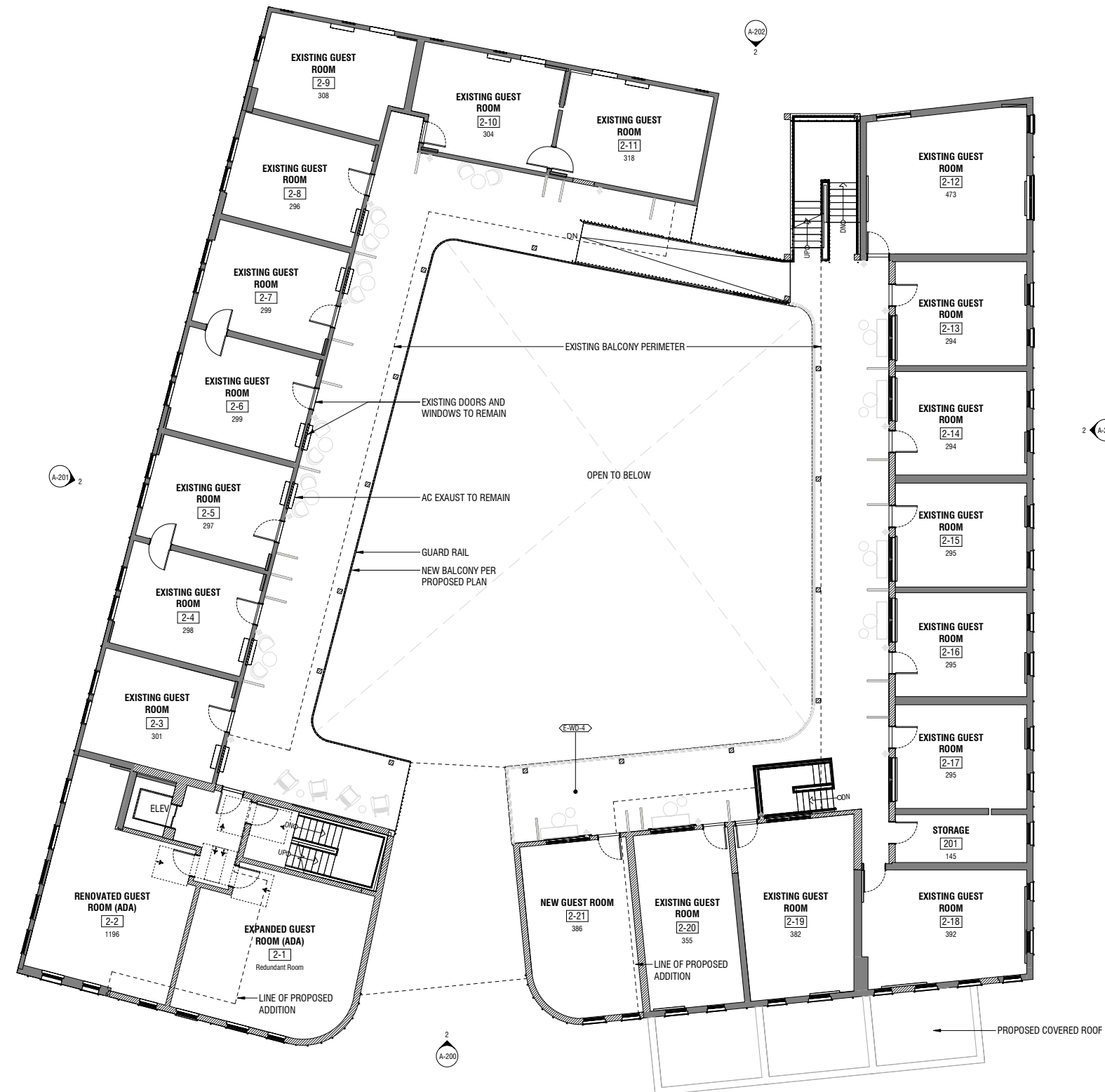
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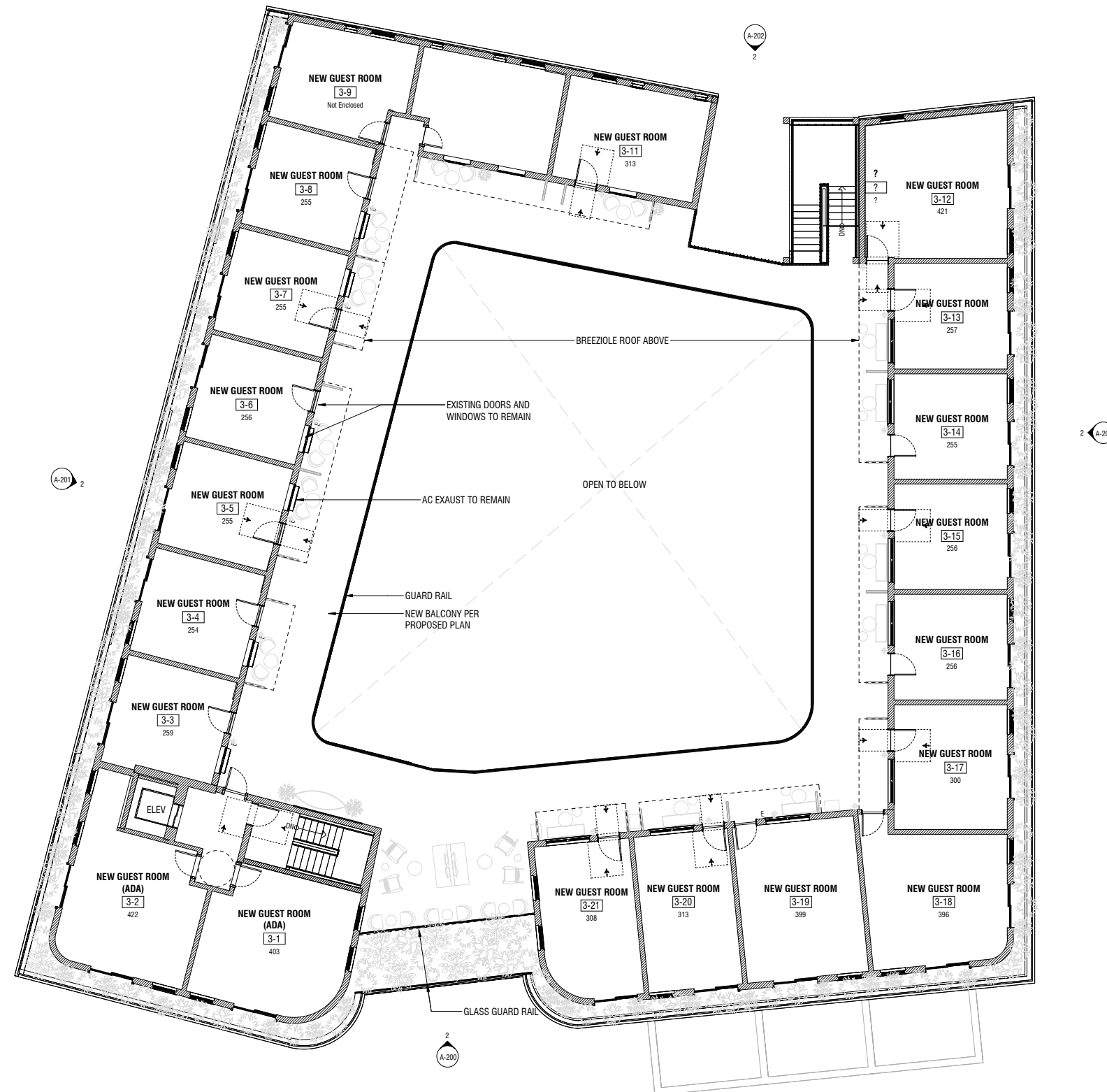
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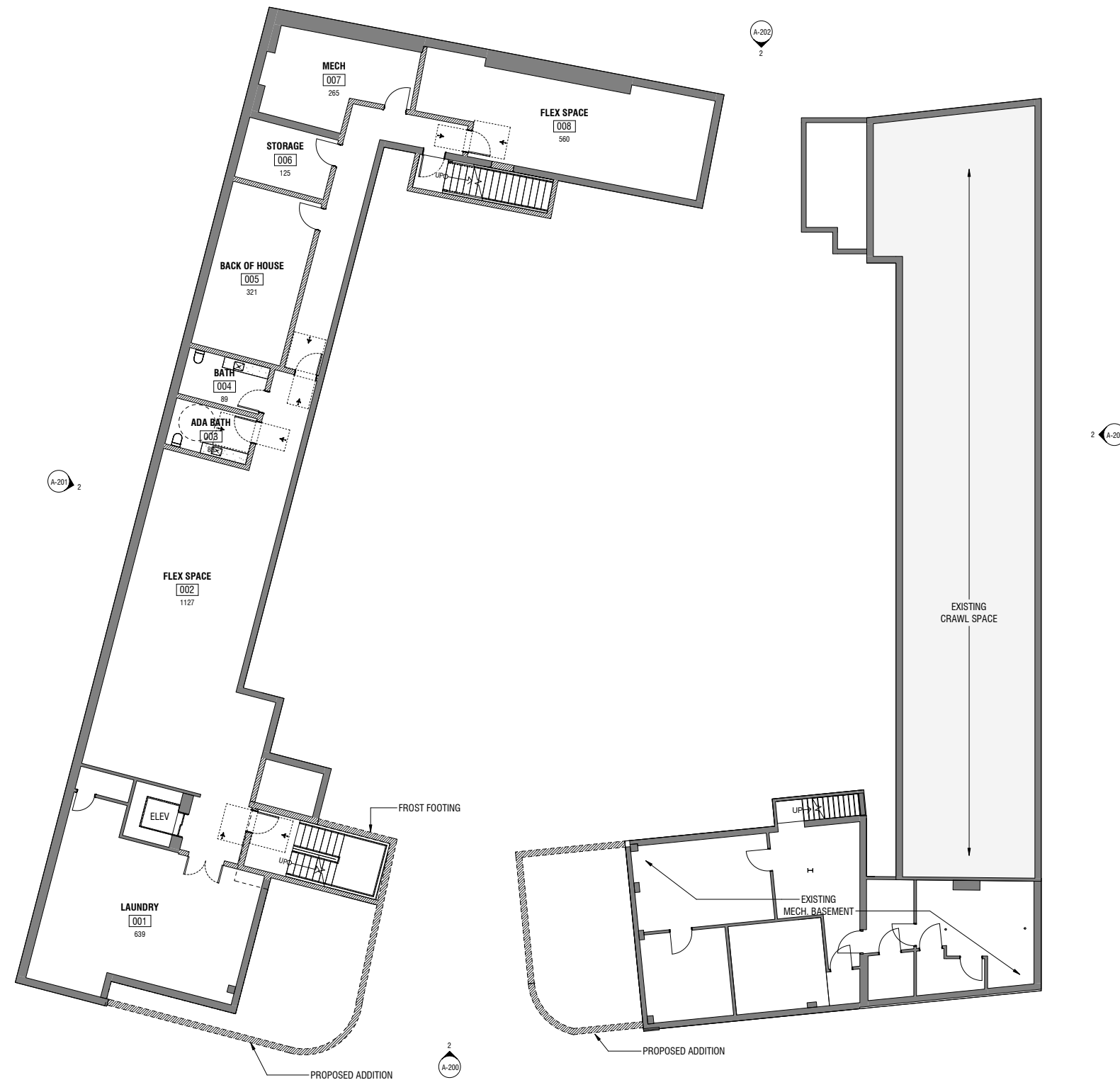
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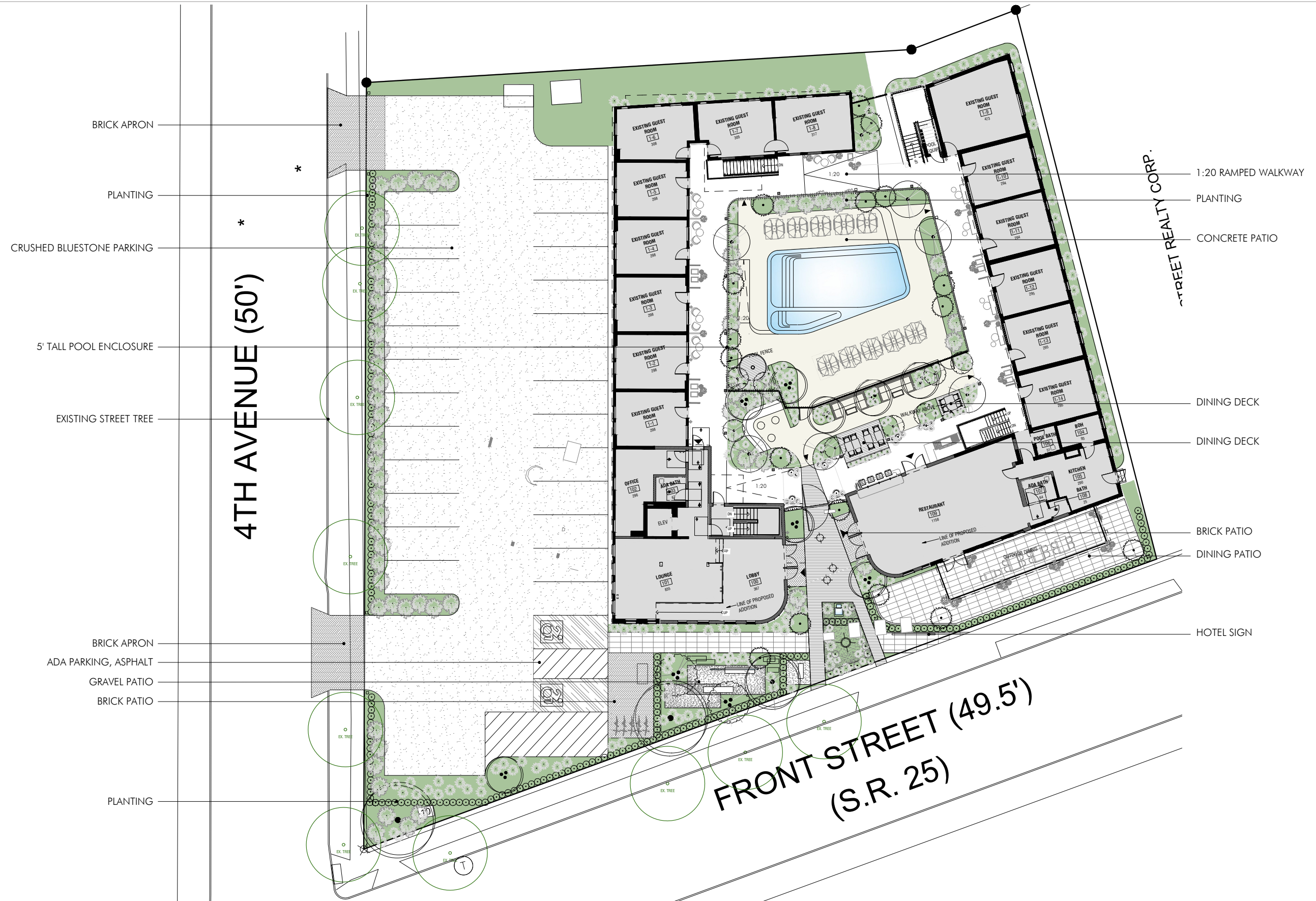
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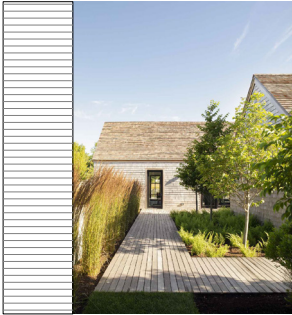
THE GREENPORTER HOTEL

LANDSCAPE - PROPOSED MATERIAL PLAN



LANDSCAPE PALETTE

WOODEN DECK



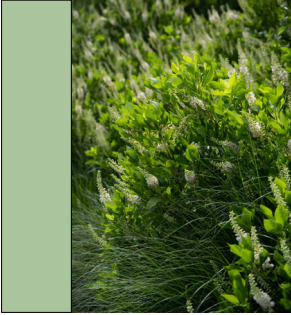
BRICK



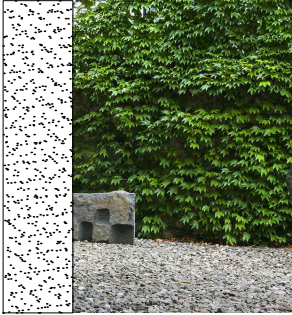
CONCRETE PATIO



PLANTING



GRAVEL PATIOS



CRUSHED STONE PARKING



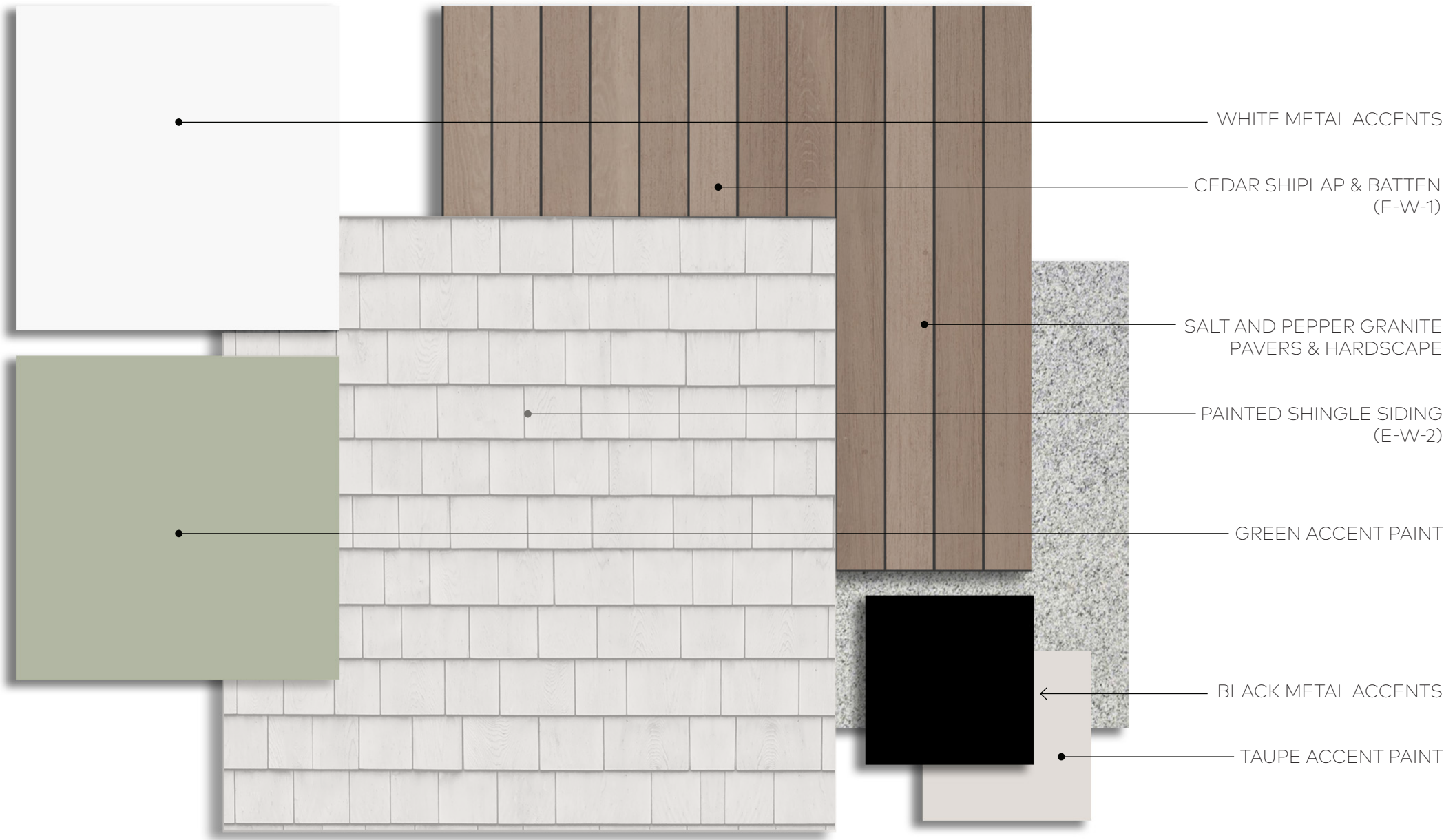
BLUE MIST GRANITE PATIO



ASPHALT ADA PARKING



ARCHITECTURE PALETTE



WHITE METAL ACCENTS

CEDAR SHIPLAP & BATTEN
(E-W-1)

SALT AND PEPPER GRANITE
PAVERS & HARDSCAPE

PAINTED SHINGLE SIDING
(E-W-2)

GREEN ACCENT PAINT

BLACK METAL ACCENTS

TAUPE ACCENT PAINT

