



**VILLAGE OF GREENPORT PLANNING BOARD**  
**Work Session & Regular Meeting Agenda**  
**April 29, 2021 – 4:00 p.m.**  
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EXT. 215

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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

**Item No. 1**

Motion to accept and approve the minutes of the March 25, 2021 Planning Board Work Session and Regular Meeting.

**Item No. 2**

Motion to schedule the combined Planning Board Work Session and Regular Meeting for 4:00 p.m. on May 27, 2021.

**Item No. 3 – 37 Front Street**

Motion to accept the Findings and Determinations for 37 Front Street. This property is located in the W-C (Waterfront Commercial) District and is not located in the Historic District.

**SCTM # 1001-5.-4-23.1**

**Item No. 4– 45 Front Street**

Motion to accept the Findings and Determinations for 45 Front Street. This property is located in the W-C (Waterfront Commercial) District and is not located in the Historic District.

**SCTM # 1001-5.-4-20**

**Item No. 5- 102 Main Street**

A Pre-Submission Conference with possible motion to schedule a Public Hearing for May 27, 2021 regarding the site plan application of Nicole Kefalas and Michael Fortino. The applicants propose to continue the conditional use of a restaurant, replacing the restaurant formerly known as "Barba Bianca" with "Fortino's Tavern." This property is located in the W-C (Waterfront Commercial) District and is located in the Historic District.

**SCTM # 1001-5.-3-12.2**

**Item No. 6- 314 Main Street**

A Pre-Submission Conference with possible motion to schedule a Public Hearing for May 27, 2021 regarding the site plan application of Khedouri Kzair Corp., represented by James Bennett. The applicant proposes to amend the existing site plan to become and open a restaurant only named "Gallery 314." This property is located in the C-R (Retail Commercial) District and is located in the Historic District.

**SCTM # 1001-4.-7-27**

**Item No. 7 – 123 Sterling Avenue**

A Pre-Submission Conference with a possible motion to schedule a Public Hearing for May 27, 2021 regarding the site plan application of 123 Sterling Avenue Corp., represented by Paul Pawlowski. The applicant proposes to modify the parking and curb-cut location along with the approval of the Waterfront Commercial use of the subdivided first floor. This property is located in the W-C (Waterfront Commercial) District. This property is located in the Historic District.

**SCTM # 1001-3.-5-16.4/16.5**

**Item No. 8**

Motion to adjourn.