



**N VILLAGE OF GREENPORT PLANNING BOARD  
Work Session & Regular Meeting Agenda  
June 24, 2021 – 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

**Item No. 1**

Motion to accept and approve the minutes of the May 27, 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 July 29, 2021.

**Item No. 3 – 314 Main Street**

Motion to accept the Findings and Determinations for 314 Main Street. 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. 4– 123 Sterling Avenue**

Motion to accept the Findings and Determinations for 123 Sterling Avenue. 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. 5- 221 Fifth Avenue**

A Pre-Submission Conference regarding the site plan application of 221 Fifth Ave Greenport Inc. The applicant proposes to subdivide the property known as 221 Fifth Avenue. The subdivision request is to allow for the construction of a single-family home on the vacant lot. The proposed construction will consist of a 1,700 sq. ft. home with a footprint of 838 sq. ft. This property is located in the R-2 (One and Two-Family) District and is not located in the Historic District. This project will also require Zoning Board approval.

**SCTM # 1001-4.-4-29**

**Item No. 6- 38 Front Street**

A Public Hearing regarding the site plan application of Ben Suglia. The applicant proposes to amend their site plan to have the upstairs classified for regular restaurant dining, and not "special events and/or meeting rooms." This property is located in the C-R (Retail Commercial) District and is not located in the Historic District.

**SCTM # 1001-4.-10-31**

**Item No. 7**

Motion to adjourn.