



VILLAGE OF GREENPORT PLANNING BOARD

May 1, 2014

Third Street Firehouse at 5:00 p.m.
Regular Meeting Agenda

236 THIRD STREET
GREENPORT, NY 11944

Tel (631) 477-0248
Fax: (631) 477-1877

MAYOR
DAVID NYCE
Ext 215

TRUSTEES
GEORGE HUBBARD, JR.
DEPUTY MAYOR

DAVID MURRAY
MARY BESS PHILLIPS
JULIA ROBINS

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

CLERK
SYLVIA LAZZARI PIRILLO,
RMC
EXT. 206

TREASURER
ROBERT BRANDT
EXT. 217

COMMUNITY
DEVELOPMENT
DIRECTOR
DAVID ABATELLI
EXT. 209

Item # 1. Further discussion and consideration of a motion to approve a new application for a site plan at the "bait shop site" off Front Street, from Ian Wile; for operation of an oyster farm, tasting space and outreach activities to be known as Little Creek Oyster Farm, with the recommendation that proposed signage be reviewed by the Historic Preservation Commission with respect to restoring both signs.

SCTM# 1001-5-4-24.

Item # 2. Motion to approve a request for permission to place a curb cut on the northeast corner of the residential property located at 203 Fourth Street, whose owners are Monica and Peter Rowsom, with a Village-approved driveway apron from the street, and at this time to a dirt or grass parking pad on the site.

SCTM# 1001-7-3-10.

Item # 3. Continued discussion of a new application for a use evaluation at 455 Main Street by the owner, Deborah Schade, to open a tea house in a commercial space in the building and on the side yard, as well as a bike rental operation on the premises.

SCTM# 1001-4-7-19.

Item # 4 Further discussion on an application submitted by Imran Qasim Khan, owner of Layyah Corp., requesting a use evaluation for the addition of a car service office/operation into the existing convenience store office with a possible mandate that when unattended, the taxi(s) be parked off-site, and that signage relating to the taxi service be contained within the store. The store is located at 331 Front Street.

SCTM # 1001-6.-2-17.



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Item # 5. Consideration of a motion to approve a site plan modification for 34-36 Front Street, (Rhumbline), whose owners Ed Healy and Terri Hass, seek to include the installation of a tent/canopy in the rear yard for use as an outdoor dining space/bar area, with the following conditions:

1. lowering of fence sign to legal limit
2. proper hardware for gate egress from yard
3. applicant to submit water run-off plan for rear of property
4. no exterior music
5. tented area to have seasonal landscaping, and
6. gate is to remain shut during business hours.

SCTM# 1001-4-10-30.

Item # 6. Motion to approve the new application for 300 C Main Street submitted by Nick DeCillis, the new tenant, who proposes to open and operate an Italian Specialty Store with tapas, and would like to obtain a wine and beer tavern license; with the final signage proposal referred to the Historic Preservation Commission for approval.

SCTM # 1001-4-7-29.1.

Item # 7. Motion to approve the new application for a site plan and change of use at 120-122 Front Street Unit No. 5, where a new tenant proposes to construct in an existing retail store a 49-seat café bar to be known as Moon Star Café Bar with the following conditions:

- 1: approval of Health Department on file
- 2: placement of at least two garbage containers in the outdoor space, and
- 3: approval for 25 interior seats and 24 exterior seats.

SCTM# 1001-4-9-28.003.

Item # 8 Motion to approve a new application for use evaluation by Susan DePaola at 110 Front Street, for a restaurant to be known as Vino N Vittles, in the former Pagano's space, subject to proposed sign approvals by the Historic Preservation Commission, outdoor tables placement and smaller umbrellas.

SCTM# 1001-4-9-28.002.

Item # 9. Motion to schedule the May 29, 2014 Work Session.

Item #10. Motion to accept the minutes for the following:

- o April 24, 2014 - Work Session

Item # 11. Motion to adjourn.