



## VILLAGE OF GREENPORT PLANNING BOARD

April 24, 2014

Third Street Firehouse; 5:00 p.m.  
Work Session 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.** Continued 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. The ZBA is finalizing the interpretation request for this use. The store is located at 331 Front Street.

**SCTM # 1001-6.-2-17**

**Item #2.** Continued discussion with the owners of 34-36 Front Street, (Rhumbline) Ed Healy and Terri Hass, who seek a site plan modification to include the installation of fencing and a tent/canopy in the rear yard for use as an outdoor dining space/bar area. Since the last meeting, the owner has submitted a Site Plan for an outdoor bar/dining area. Further discussion is to include planned hours of operation, water runoff/drainage plan, and rear fence.

**SCTM# 1001-4-10-30**

**Item # 3.** Continued discussion of new application for 300C Main Street. Nick DeCillis, the new tenant, proposes to open and operate an Italian Specialty Store with tapas, and would like to obtain a wine and beer tavern license.

**SCTM # 1001-4-7-29.1**

**Item # 4.** Discussion of new application for site plan review for a 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.

**SCTM# 1001-4-9-28.003**

**Item # 5.** Discussion of 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.

**SCTM# 1001-4-9-28.002**

**Item # 6.** Discussion of a new application for use evaluation at 455 Main Street by the owner, Debroah Schade, to open a tea house in a first floor commercial space in the building and in the side yard, as well as a bike rental operation in the rear barn on the premises.

**SCTM# 1001-4-7-19**



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**Item # 7.** Discussion and possible motion on a letter requesting 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.

**SCTM# 1001-7-3-10**

**Item # 8.** Discussion of a new application for site plan review 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.

**SCTM# 1001-5-4-24**

**Item # 9.** Motion to schedule the May 3, 2014 Regular Meeting and worksession for May 29, 2014.

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

- o April 3, 2014 - Regular Meeting

**Item # 11.** Motion to adjourn.