



**VILLAGE OF GREENPORT PLANNING BOARD**  
**May 7, 2015**  
**Third Street Firehouse at**  
**5:00 PM**  
**REGULAR MEETING AGENDA**

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**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

**Item No. 1** Table use evaluation application for Wayne Turrett. The Planning Board has determined that for purposes of SEQRA this is a type 1 Action requiring a public hearing. The hearing has been scheduled for May 28, 2015, The property is located at 746 Main Street. It is located with the Historic District and in the R-1 (One Family Residential) District.

**SCTM # 1001-2.-3-8.02.**

**Item No. 2** Motion to approve the use evaluation application from Heidi Kelso. Heidi Kelso represents Lido LLC and has leased the store front at 132 Main Street. Heidi has added a request for a window decal. The sign is less than 1square ft and meets all signage regulations. The property is located in the CR (Commercial Retail District) and within the historic.

**SCTM # 1001-2.-3-8.02.**

**Item No 3.** Continued discussion on the use evaluation application from Brian Currick. The applicant proposes to operate an instructional and rental Flyboard facility on the Preston's dock.The property is located at 102 Main Street, it is located in the WC (Waterfront Commercial District).

**SCTM #1001-5.-4-12.1**

**Item No. 4** Motion to approve use evaluation application from Beth Pike. Beth Pike represents Finns LLC doing business as Deepwater Bar and Grille. Beth Pike has leased 47 Front Street (formally Barbeque Bill's), and proposes to re-open the existing restaurant, the new name will be Deepwater Bar and Grille. The restaurant is located in the WC district.

**SCTM #1001-5-.4-19.**

**Item No. 5** Continued discussion and possible recommendations to the Zoning Board of Appeals on the pre-submission conference for Robert Brown, Architect. Robert Brown represent owner Mayland Shannon LLC. The site is located at the corner of Front and Third Streets. The project, as proposed will require several variances and is scheduled to start review with the Zoning Board of Appeals.

**Item No. 6** Motion to accept, for review, the Findings and Determinations for the following projects:

Application of Joann Brancato for retail use at 300B Main Street

Application of Butta'Cakes Inc. for restaurant expansion at 119 Main Street.

Application of Rita Winkler for retail and specialty food shop use at 110 Front Street.

Application for David Kapell as agent for 4 Moonstar LLC for Restaurant use at 120-122 Front Street.

**Item No. 7** Motion to approve the minutes of March 12, March 26 and April 2.

**Item No. 8** Motion to Schedule the Work Session for May 28, 2015, and the Regular Session for June 4, 2015.

**Item No. 9** Motion to adjourn.