



**VILLAGE OF GREENPORT PLANNING BOARD  
Work Session Agenda  
December 29, 2016 @ 5:00 p.m.  
At the Third Street Fire Station**

**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  
MARY BESS PHILLIPS  
DOUGLAS W. ROBERTS  
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. Corner of Front and Third**

Motion to accept the site plan review application, notice and schedule a public hearing for Dan Pennessi. Dan Pennessi represents SAKD and is before the Board to discuss proposed uses and development of the site located at the corner of Front and Third Streets. The Zoning Board of Appeals has granted the six variances requested to develop the proposed site.

The property is not located in the Village of Greenport Historic District. The property is located in the WC (Waterfront Commercial) District, and the uses are listed as conditional uses.

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

**Item No 2. 625 1<sup>st</sup> Street**

Continued pre-submission conference for Jim Olinkiewicz as representative for the former Methodist Church located at 625 First Street. Mr. Olinkiewicz has proposed to sub-divide the existing parcel into four conforming residential lots.

Revised plans have been submitted. The applicant has proposed to sub-divide the site and convert the Church Sanctuary into a single-family residence, create a conforming lot on First Street, and rehabilitate the parsonage.

The property is located in the Village of Greenport Historic District. The property is located in the R-2 (One and Two-Family) Zone. The project as proposed does not require variances, and the proposed uses are permitted.

**SCTM # 1001-2.-6-49.1.**



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**Item No 3. 120-122 Front Street**

Use evaluation for Michelle Alptekin. The applicant has proposed combining two vacant retail shops for use as a restaurant. The Olive Branch restaurant has proposed 32 indoor seats and 16 patio seats and will be located at 120-122 Front Street.

The property is not located in the Village of Greenport Historic District. The property is located in the CR (Commercial Retail) District and is a permitted use.

Revised plans include changes to the floor plan and additional information as requested by the Board.

**SCTM # 1001-4.-9-28.3.**

**Item No. 4.** Motion to adopt resolutions for the application submitted by Evan Gappelberg and for the application submitted by Brittany Calvert and Kenneth Deeg.

**Item No 5.** Motion to approve the minutes from the meetings held on September 1, 2016; September 29, 2016; October 6, 2016; October 27, 2016 and November 3, 2016.

**Item No 6.** Motion to accept the minutes of the December 1, 2016 meeting.