



**VILLAGE OF GREENPORT PLANNING BOARD
Work Session/Regular Session Agenda
December 1, 2016 @ 5:00 p.m. @ 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

Continuation of the pre-submission conference and possible motion on payment in lieu of parking requirements for Dan Pennessi. Dan Pennessi represents owner Mayland Shannon LLC 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 has requested the Planning Board review the parking requirements as set forth in section 150-16 G.

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 1st Street

Pre-submission conference for Jim Olinkiewicz as representative for the Methodist Church located at 625 1st Street. Mr. Olinkiewicz has proposed to subdivide the existing parcel into four conforming residential lots. The applicant has also proposed to convert the Church Sanctuary into a single-family residence and demolish the rear addition.

The property is located in the R-2 (One and Two-Family) Zone and the Historic District.

The project as proposed does not require variances, and the proposed uses are permitted.

SCTM # 1001-2.-6-49.1.

Item No 3. 117 Main Street

Site plan review for Evan Gappelberg. The applicant has proposed a retail chocolate shop to be located at 117 Main Street. The property is located in the WC (Waterfront Commercial) District and is a conditional use. The property is also located within the Historic District. The HPC will be reviewing the signage.

SCTM # 1001-5-4-35.2



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Item No 4. 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 located in the CR (Commercial Retail) District and is a permitted use.

SCTM # 1001-4.-9-28.3.

Item No 5. 120 Front Street

Use evaluation for Brittany Calvert and Kenneth Deeg. The applicant has proposed a retail clothing shop to be located at 120 Front Street. The property is located in the CR (Commercial Retail) District and is a permitted use.

SCTM # 1001-4.-9-28.3.

Item No 6. Motion to accept the Planning Board calendar for 2017.

Item No. 7. Motion to adopt resolutions deciding applications.

Item No 8. Motion to accept 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 9. Motion to adjourn.