



## VILLAGE OF GREENPORT PLANNING BOARD

February 5, 2015  
Third Street Firehouse at  
5:00p.m.  
Regular Session Meeting Agenda

236 THIRD STREET  
GREENPORT NY 11944

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MAYOR  
DAVID NYCE  
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TRUSTEES  
GEORGE HUBBARD, JR.  
DEPUTY MAYOR  
DAVID MURRAY  
MARY BESS PHILLIPS  
JULIA ROBINS

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

CLERK  
SYLVIA LAZZARPIRILLO, RMC  
Ext. 206

TREASURER  
ROBERT BRANDT  
Ext. 217

**Item No. # 1** Motion to approve a site plan for a new home on a vacant lot on Bridge Street. The owner/applicant is Edward V. Werthner. The project is a single family house of approximately 1,575 SF. A zoning variance was at issue. SCTM # 1001-2-2-8.4

**Item No. 2** Motion to approve the site plan for a new one-family home to be constructed at 216 North Street. The applicants are Thomas Spurge and Steven Sommer. The property is currently a vacant lot. SCTM # 1001-2-6-8.

**Item No. 3** Motion to table an application for site plan review pending further discussion and revised plans regarding the construction of a 48-seat restaurant in an existing store(s) space located at 120-122 Front Street. SCTM # 1001-4-9-28.3.

**Item No. 4** Continued discussion and possible motion to approve the site plan for 300-308 Main Street. The project consists of the rehabilitation and renovation of a restaurant located within Sterling Square and a renovation of the second floor to a 5-unit inn. SCTM # 1001-4.-7-29.1

**Item No. 5** Table discussion to the next planning board work session, a use evaluation for a store space located at 110 Front Street. The applicant, Rita Winkler, intends to relocate her business, "Vines & Branches" to this location. SCTM # 1001-4.-9-28.2.

**Item No. 6** Motion to schedule a public hearing on the site plan for 119 Main Street. The property is located in the Water Front Commercial Zone. Eating and drinking establishments are conditional use, and therefore subject to a public hearing. The property owner/applicant Marc LaMaina proposes to connect Lucharitos, the existing restaurant, to the adjacent store space in the same building, adding 40 seats, among other improvements. SCTM # 1001-5-4-34

**Item No. 7** Continued discussion on the application for a new structure to be located at the Sterling Street Osprey Zone Marina. SCTM # 1001-3.-4-42.

**Item No. 8** Continued discussion on an application for a use evaluation of 414 First Street. SCTM # 1001-4.-7-5.

**Item No. 9.** Motion to schedule the next work session for February 27, 2015.

**Item No. 10.** Motion to adjourn.