



236 THIRD STREET
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VILLAGE OF GREENPORT PLANNING BOARD Regular Session Agenda

October 6, 2016 @ 5:00 p.m. @ the Third Street Fire Station

Item No. 1 Stirling Square; 300-308 Main Street

Continued discussion and possible action on the application for site plan approval at 300-308 Main Street. An amendment to the previous site plan approved on November 4, 2015 is required. The applicant Robert I. Brown, Architect is representing Stirling Square LLC- Brent Pelton. The applicant has proposed to remodel four existing apartment units into five (Inn) units, and one handicap accessible unit on the ground floor, for a total of six additional inn units, bringing the total of inn units for American Beech Inn to 11 inn units.

The proposal includes a renovation of suite 308C (a ground floor space), into a lobby for the Inn, incorporating a new glass façade with interior and new exterior seating and a water feature in the court yard. The proposal includes additional bluestone hardscape for easier handicap accessibility and several ramps providing accessibility to each of the commercial units. The property is located within the Village of Greenport Historic District.

Additional plans were received on 8/29/2016 amending the application to include a retractable awning over the American Beech cedar pergola outdoor dining area.

The Historic Preservation Commission approved the proposal for a retractable awning at the September meeting of the Historic Preservation Commission.

The Historic Preservation Commission has also reviewed the kitchen exhaust vents for the American Beech restaurant and has requested the applicant provide an alternative to the current configuration. The new proposed configuration is to be reviewed at the October 17, 2016 Historic Preservation Commission meeting.

SCTM # 1001-4.-7-29.1.

Item No. 2 Vacant Lot east of 217 Monsell Place

Discussion and possible action on the application for Bryan Nicholson. Bryan Nicholson is before the Board to discuss the proposed construction of a one-family house on the property located east of 217 Monsell Place.

The site plan application includes a site plan, floor plans, and elevations. The project has received approval from the Zoning Board of Appeals for the one (1) side yard variance requested.

The property is located in the R-1 (One-Family Residential) District of the Village of Greenport. The property is not located within the Village of Greenport Historic District.

SCTM # 1001-2.-2-29



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Item No 3. 201 Manor Place (ELIH)

Continued discussion and possible action to approve the application for Site Plan Review for Eastern Long Island Hospital.

Applicant John Condon has been authorized to submit plans for a 66" seawall/curb on the east, south and west sides of the hospital. The proposal also includes the construction of a raised concrete platform for a new electrical generator, located in the rear service area. This property is not located within the Village of Greenport Historic District.

SCTM # 1001-2.-3-2

Item No 4. 26A Front Street

Discussion and possible action on the signage application for Olive Branch café. The café occupancy was approved at the Sept 29, 2016 meeting of the Planning Board, but questions remained about the signs. The café is located at 26A Front Street. This is a permitted use in the CR - Commercial Retail - District. This property is not located within the Village of Greenport Historic District.

SCTM # 1001-4.-9-28.3

Item No 5. Motion to approve the Planning Board minutes from the August 4, 2016 and August 25,2016 meetings of the Planning Board.

Item No 6. Motion to adjourn.