



**VILLAGE OF GREENPORT PLANNING BOARD**  
**Regular Session Agenda**  
**February 2, 2017 @ 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 Streets**

Motion to table the application of Dan Pennessi, President of SAKD LLC, until the scheduled public hearing on Feb. 23, 2017. Dan Pennessi 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 located in the WC (Waterfront Commercial) District, and the proposed uses for the site are conditional uses.

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

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

Continued pre-submission conference for Jim Olinkiewicz as prospective purchaser of the property located at 625 First Street from the former Methodist Church. The application proposes to sub-divide the property into three conforming residential lots, 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 R-2 (One and Two-Family) Zone and the Historic District. The proposed uses are permitted.

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

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

Continued discussion on use evaluation and possible motion 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.

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 approve the minutes of the December 1, 2016 meeting.

**Item No 5.** Motion to accept the minutes of the January 5, 2017 meeting.

**Item No 6.** Motion to adjourn.