



236 THIRD STREET  
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**VILLAGE OF GREENPORT PLANNING BOARD**  
**Regular Session Agenda**  
**August 4, 2016 @ 5:00 p.m. @ the Third Street Fire Station**

**Item No. 1 211 Carpenter Street**

Continued discussion and for action on the site plan. David Kapell, representing Old Shipyard LLC, located at 211 Carpenter Street, has proposed to convert an existing two-story building into a first-floor tasting room and one second-floor apartment. The property is in the CR (Commercial/Retail) District. Both uses are permitted in the CR zone. The property has been vacant for some time. The property is located in the Village Historic District, and is subject to coordinated review, which was issued on June 16, 2016.

**SCTM # 1001-4.-10-11**

**Item No. 2 Stirling Square; 300-308 Main Street**

Continued discussion on the application for site plan review. 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 proposal for cover over the existing cedar pergola which covers the dining patio at the American Beech restaurant, and the extension of the wood pergola to the north has been eliminated. The property is located in the Historic District. The Historic Preservation Commission will be reviewing the exterior installation of the ductwork for the kitchen exhaust at the August meeting.

**SCTM # 1001-4.-7-29.1.**

**Item No. 3 Vacant Lot east of 217 Monsell Place**

Continued discussion of the pre-submission conference for Bryan Nicholson. The applicant proposes to develop the vacant parcel which he is currently under contract to purchase. Bryan Nicholson is before the board to discuss the proposed construction of a 1 family house on the property located east of 217 Monsell Place.



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The pre-submission package includes a site plan, floor plans, and elevations. The project as proposed will require one (1) variance. It is scheduled to be on the ZBA agenda for the July meeting. A revised site plan will be submitted for consideration upon the completion of the Zoning Board Appeal process. The property is located in the R-1 (One-Family Residential) District of the Village of Greenport. The property is not located in the Greenport Village Historic District.

**SCTM # 1001-2.-2-29.**

**Item No. 4 Vacant Lot south of 525 Second Street**

Continued discussion of the pre-submission conference for Bryan Nicholson. The applicant proposes to develop the vacant parcel which he is currently under contract to purchase. Bryan Nicholson is before the Board to discuss the proposed construction of a one-(1) family house on the property located south of 525 Second Street. The pre-submission package includes a site plan, floor plans, and elevations. The property is located in the R-2 (One and Two-Family Residential) District of the Village of Greenport and is not located in the Greenport Village Historic District.

**SCTM # 1001-2.-6-14.2.**

**Item No. 5 117 Main Street**

**SCTM # 1001-5.-4-23.1**

APPLICATION WITHDRAWN

**Item No 6.** Motion to approve the Planning Board minutes of the June 2, 2016 and June 30, 2016 meetings.

**Item No. 7** Motion to adjourn.