



VILLAGE OF GREENPORT PLANNING BOARD
Regular Session Agenda
September 1, 2016 @ 5:00 p.m. @ the Third Street Fire Station

Item No. 1 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.

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 property is located in the Historic District. The Historic Preservation Commission will be reviewing the exterior installation of the ductwork for the kitchen exhaust and the retractable awning at the September meeting.

SCTM # 1001-4.-7-29.1.

Item No. 2 Vacant Lot east of 217 Monsell Place

Table discussion of the pre-submission conference for Bryan Nicholson pending ZBA determination. 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. 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 September 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.

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SCTM # 1001-2.-2-29.

Item No. 3 Vacant Lot south of 525 Second Street

Motion to accept and to act on the application for site plan review from 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 4. 201 Manor Place (ELIH)

Motion to accept and motion 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 Historic District.

SCTM # 1001-2.-3-2

Item No 5. Motion to adjourn.