



236 THIRD STREET  
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**VILLAGE OF GREENPORT PLANNING BOARD**  
**Work Session Meeting Agenda**  
**December 17, 2015 @ 5:00 p.m. @ the Third Street Fire Station**

**Item No. 1** 238 Fifth Avenue

Consideration of the sketch plan submitted by 238 Fifth Ave. Greenport Inc, by James Olinkiewicz, as representative in accordance with Greenport Village Code Section 118-4. 238 Fifth Ave. Greenport Inc. has applied to subdivide the property at 238 Fifth Avenue. The proposed subdivision would divide the existing 9,418 square foot lot into Parcel 1: Parcel 1 proposed with lot area of 5,392 square feet, and Parcel 1 to include the existing 2-family house, and Parcel 2: Parcel 2 proposed with lot area of 4,026 square feet. Parcel 2 to have a proposed 800 square foot 1-family home. This proposed subdivision would create two substandard lots and other nonconformities requiring Zoning Board of Appeals variance approval. The house proposed for Parcel 2 would also require variances.

SCTM # 1001-4.-8-3.

**Item No. 2** 221 Fifth Avenue

Consideration of the sketch plan submitted by James Olinkiewicz in accordance with Greenport Village Code Section 118-4. Mr. Olinkiewicz has applied to subdivide the property at 221 Fifth Avenue. The proposed subdivision would divide the existing 14,206 square foot lot into a Parcel 1: Parcel 1 proposed with a lot area of 7,619 square feet, and Parcel 1 to include the existing 2-family house, and a Parcel 2: Parcel 2 with a lot area of 6,587 square feet and proposed new construction. The proposed subdivision would create one substandard lot requiring variances from the Zoning Board of Appeals. The proposed subdivision also creates a substandard side yard for the existing 2-family house and nonconforming side yards for the proposed new construction on Parcel 2 requiring additional area variances from the Zoning Board of Appeals.

SCTM # 1001-4.-4-29.

**Item No. 3** Corner of Front and Third Streets

Continued discussion on pre-submission conference for Dan Pennessi. Dan Pennessi represents the prospective buyers, SAKD Holdings, LLC and is before the Planning Board to discuss proposed uses and development of the site located at the corner of Front and Third Streets. The pre-submission package contains a preliminary site plan and elevations of the proposed building. The project as proposed will require variances and the proposed uses are not approved for the WC (Waterfront Commercial District), but are listed as conditional uses.

SCTM # 1001- 5. -4- 5.

**Item No. 4** 211 East Front Street

Motion to approve the findings and determinations for the use evaluation application from Doug Roberts, President of Educational Solutions Consulting. The Applicant proposes to open an office at 211 East Front Street. The property is located in the CR- Commercial-Retail district and the use as an office is a permitted use.

SCTM # 1001-5-3-18.

**Item No. 5** Motion to accept the Planning Board minutes for October 29, November 5, and November 19, 2015.

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