



236 THIRD STREET  
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**VILLAGE OF GREENPORT PLANNING BOARD**  
**Work Session Agenda**  
**October 27, 2016 @ 5:00 p.m.**  
**@ the Third Street Fire Station**

**Item No 1. 120-122 Front Street**

Discussion and possible action on the sign application for Olive Branch Café. The Café use was approved at the Sept 29, 2016 meeting of the Planning Board, but questions remained about the signs. The Café is located at 120 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 2. 211 Front Street**

Discussion and possible action on the use evaluation for Marie Eiffel LLC. The café opened over the summer and is located at 211 Front Street. Included in the application is a sign permit application. The property is located in the WC- Waterfront Commercial District, and is not located within the Village of Greenport Historic District.

**SCTM # 1001-5.-4-6**

**ITEM No 3. Corner of Front and Third**

Pre-submission conference for Dan Pennessi. Dan Pennessi represents owner Mayland Shannon LLC and is before the 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 revised site plan of the proposed building. The revised project has been favorably considered in the request for variances by the Zoning Board of Appeals, with the exception of the parking requirement and the loading space. The Zoning Board is requesting the Planning board review the parking requirements. The applicant has requested an additional work session meeting before submission of the final Site Plan review application is filed, to review the updated plans.

The property is located in the WC (Waterfront Commercial District), and the uses are listed as conditional uses.

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

**Item No 4.** Motion to approve the minutes for the 8/4/16 and the 8/25 Planning Board meetings.

**Item No. 5** Motion to accept the minutes of the 9/1/16, 9/29/16 and 10/6/16 meetings of the Planning Board.

**Item No. 6** Motion to schedule the next Regular meeting for 11/3/16 and a combined Work Session/Regular meeting for 12/1/16, and a Work Session for 12/29/16.

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