



VILLAGE OF GREENPORT PLANNING BOARD
Work Session Agenda
March 30, 2017 – 4:00 PM
Third Street Fire Station
Greenport NY, 11944

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EXT 219

CLERK
SYLVIA PIRILLO, RMC
EXT 206

TREASURER
ROBERT BRANDT
EXT 217

REGULAR MEETING:

Item No. 1 – 311 Front Street

Motion to accept the use evaluation application of Weiskopf Real Estate Holdings, Inc., represented by Jonathan Weiskopf as lessee. The applicant is proposing to open an art gallery and design showroom at 311 Front Street.

This property is located in the Commercial Retail District and is a permitted use. This property is not located in the Historic District.

SCTM # 1001-6.-2-20

Item No. 2 – 131 Third Street

Motion to accept the use evaluation application of Isaac Israel. The applicant is a real estate agent representing Goldberg's Famous Bagels and the property owner. The applicant is proposing to rent the north space of 131

Third Street. The intended use for the space is Goldberg's Famous Bagels. The property is located in the Commercial Retail District, and is a permitted use. This property is not located in the Historic District.

SCTM # 1001-6.-2-23.2

Item No. 3 – 37 Front Street

Motion to accept the use evaluation application and schedule a public hearing for Sprout Natural Parenting Inc., represented by property owner Laura Tancredi. The applicant is proposing to open a natural parenting retail store at 37 Front Street. The property is located in the Waterfront Commercial District and a public hearing is required. This property is not located in the Historic District.

SCTM # 1001-5.-4-23.1

Item No. 4 – 34 Front Street

Motion to accept the use evaluation application of Porters Hospitality Corp., represented by corporate owners Andrew Harbin and Doug Roberts. The applicant is proposing to open the former Rhumblin restaurant located at 34 Front Street, as Andy's. The property is located in the Commercial Retail District, and is a permitted use. The property is not located in the Historic District.

SCTM # 1001-4.-10-30

Item No. 5 – 19 Front Street

Motion to accept the use evaluation application and schedule a public hearing for Truffle and Snail, LLC., represented by Michael Affatato. The applicant is proposing to open a cheese shop at 19 Front Street. This property is located in the Waterfront Commercial District, and a public hearing is required. This property is not located in the Historic District.

SCTM # 1001-5.-4-29

Item No. 6 – Front and Third Streets

Continued discussion on the application of Dan Pennessi, President of SAKD, LLC. 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 Waterfront Commercial District, and the proposed uses for the site are conditional uses.

SCTM # 1001-5.-4-5

Item No. 7 – 621 Main Street and 624 First Street

Motion to schedule a public hearing for the submission of the preliminary plat as submitted by the applicant for the subdivision of property located at 621 Main Street and 624 First Street the former Methodist Church.

SCTM # 1001-2.-6-49.1

Item No. 8 – 104 Third Street

Continued discussion on the use evaluation application of Keith and Alison Bavaro. The applicants are proposing to open the former Blue Canoe Restaurant located at 104 Third Street, as Port Bar and Grill. This property is located in the Waterfront Commercial District. This property was previously granted a conditional use permit, and is not located in the Historic District.

SCTM # 1001-5.-4-3

Item # 9

Motion to approve the following determinations for:

- Hillary Gulley (SCTM # 1001-6.-3-1)
- Marie Eiffel (SCTM # 1001-5.-4-6)
- Olive Branch Café (SCTM # 1001-4.-9-28.3)

(All previously approved by the Planning Board.)

Item # 10

Motion to adjourn.