



**VILLAGE OF GREENPORT PLANNING BOARD  
Work Session and Regular Session Agenda  
January 5, 2017 @ 5:00 p.m. @ the Third Street Fire  
Station**

**236 THIRD STREET  
GREENPORT NY 11944**

**Tel: (631) 477-0248  
Fax: (631) 477-1877**

**MAYOR**

GEORGE W. HUBBARD, JR.  
Ext. 215

**TRUSTEES**

JACK MARTILOTTA  
DEPUTY MAYOR

MARY BESS PHILLIPS

DOUGLAS W. ROBERTS

JULIA ROBINS

**VILLAGE ADMINISTRATOR**

PAUL J. PALLAS, P.E.  
Ext. 219

**CLERK**

SYLVIA PIRILLO, RMC  
Ext. 206

**TREASURER**

ROBERT BRANDT  
Ext. 217

**Item No 1. Corner of Front and Third**

Motion to accept the site plan review application, notice and schedule a public hearing 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 Zoning Board of Appeals has granted the six variances requested to develop the proposed site.

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 2. 625 1<sup>st</sup> Street**

Continued pre-submission conference for Jim Olinkiewicz as representative for the former Methodist Church located at 625 First Street. Mr. Olinkiewicz has proposed to sub-divide the existing parcel into four conforming residential lots.

Revised plans have been submitted. The applicant has proposed to sub-divide the site and convert the Church Sanctuary into a single-family residence, create a conforming lot on First Street, and rehabilitate the parsonage. The property is located in the R-2 (One and Two-Family) Zone and the Historic District. The project as proposed does not require variances, and the proposed uses are permitted.

**SCTM # 1001-2.-6-49.1.**

**Item No 3. 120-122 Front Street**

Use evaluation for Michelle Alptekin. The applicant has proposed combining two vacant retail shops for use as a restaurant. The Olive Branch restaurant has proposed 32 indoor seats and 16 patio seats and will be located at 120-122 Front Street. The property is located in the CR (Commercial Retail) District and is a permitted use.

Revised plans include changes to the floor plan and additional information as requested by the Board.

**SCTM # 1001-4.-9-28.3.**



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**Item No. 4.** Motion to adopt resolutions for the application submitted by Evan Gappelberg and for the application submitted by Brittany Calvert and Kenneth Deeg.

**Item No 5.** Motion to approve the minutes from the meetings held on September 1, 2016; September 29, 2016; October 6, 2016; October 27, 2016 and November 3, 2016.

**Item No 6** Motion to accept the minutes of the December 1, 2016 meeting.