



**VILLAGE OF GREENPORT PLANNING BOARD
Work Session Agenda
January 26, 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 Streets

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 1st Street

Continued pre-submission conference for Jim Olinkiewicz as prospective purchaser of the property located at 625 First Street from the former Methodist Church. The application proposes to sub-divide the property into three conforming residential lots, 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 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.



**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 4. 429 Sixth Street

The Planning Board has been requested by the Zoning Board of Appeals (NYS Village Law Section 7-730(6)) to prepare written recommendations to the Zoning Board of Appeals on the variances required for the application for a subdivision and Site Plan review for Michael Kimack. Mr. Kimack represents 6th Street LLC, and has applied to subdivide the property. The proposed subdivision creates 1 substandard lot at 6,557.4 sq. ft. which has an existing 2 family house and 1 conforming lot at 7,531 Sq. Ft. The subdivision has created several non conforming setbacks, which will need variances. This property is not located within the Historic District.

SCTM # 1001-6.-3-5

Item No. 5. Motion to adopt resolutions for the application submitted by Evan Gappelberg and for the application submitted by Brittany Calvert and Kenneth Deeg.

Item No 6. Motion to adopt the resolutions for the applications of 131 Third Street, Inc., Jim Olinkiewicz applicant, Sterling Square LLC, Robert Brown Architect, applicant, and Old Shipyard LLC, represented by Dave Kapell.

Item No 7. Motion to accept the minutes of the December 1, 2016 meeting.

Item No 8. 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.