



## VILLAGE OF GREENPORT PLANNING BOARD

May 28, 2015

Old School House building At Front Street

5:00 PM

### Work Session Agenda

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236 THIRD STREET  
GREENPORT, NY 11944

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#### MAYOR

DAVID NYCE  
Ext 215

#### TRUSTEES

GEORGE HUBBARD, JR.  
DEPUTY MAYOR

DAVID MURRAY  
MARY BESS PHILLIPS  
JULIA ROBINS

#### VILLAGE ADMINISTRATOR

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

#### CLERK

SYLVIA LAZZARI PIRILLO,  
RMC  
EXT. 206

#### TREASURER

ROBERT BRANDT  
EXT. 217

### PUBLIC HEARING

**Public Hearing** for the use evaluation application for Wayne Turrett The Planning Board has determined that for purposes of SEQRA this is a type 1 Action requiring a public hearing. The property is located at 746 Main Street. It is located with the Historic District and in the R-1 (One Family Residential) District.  
SCTM # 1001-2.-3-8.02.

### WORK SESSION AGENDA:

**Item No. 1** Discussion on the use evaluation application for Wayne Turrett. The Planning Board has determined that for purposes of SEQRA this is a type 1 Action requiring a public hearing. The property is located at 746 Main Street. The proposed house is a permitted use in the R-1 (One Family Residential) District. It is also located with the Historic District  
SCTM # 1001-2.-3-8.02.

**Item No. 2** Continued review and discussion on the use evaluation conditionally granted for Brian Currick and motion to schedule a public hearing. The applicant proposed the operation as instructional and rental Flyboard facility located on the Preston's dock. The property is located at 102 Main Street, it is located in the WC (Waterfront Commercial District). SCTM #1001-5.-4-12.1

**Item No 3.** Motion to accept the Site Plan Application for North Fork Smoked Fish. Applicant Phillip Karlin has been granted a variance from the Zoning Board of Appeals for an additional 519 sq. ft. of manufacturing floor space, this provides a total of 743 sq. ft of manufacturing and 640 sq. ft. of retail space. The facility is located at 414 First Street.  
SCTM # 1001-4.-7-5.

**Item No. 4** Motion to deny the application for Osprey Zone Site Plan Application. On April 2, 2015 the Planning Board adjourned the site plan application with a resubmission deadline of May 13<sup>th</sup>. No further plans or information have been submitted. The Osprey Zone Marina site is located on Sterling Avenue.  
SCTM # 1001-3.-4-42.

**Item No. 5** Motion to accept the use evaluation application from Carolyn Rusin for the use of 314 Main Street as a bar, restaurant and second floor apartment.  
SCTM # 1001-4.-7-27

**Item No. 6** Motion to approve the Findings and Determinations for the following projects:  
Application of Butta' Cakes Inc. for restaurant expansion at 119 Main Street.  
Application of Rita Winkler for retail and specialty food shop use at 110 Front Street.  
Application for David Kapell as agent for 4 Moonstar LLC for Restaurant use at 120-122 Front Street.

**Item No. 7** Motion to accept, for review, the Findings and Determinations for the following projects:  
Application of Rick Takemoto for restaurant use of 477 Main Street.  
Application of Joann Brancato for the approval of a use evaluation as a vintage furniture and jewelry shop.  
Application of John Cronin for new house construction at 101 Sterling Street.  
Application of Kimberly Loper for use evaluation at 120 Main Street for a pet boutique.  
Application of Tom Spurge for construction of a new house at 216 North Street.  
Application of Margaret Richards for time extension for nuisance violation at 415 Kaplan Avenue.

**Item No. 8** Motion to approve the minutes of March 12, March 26 and April 2.

**Item No 9** Motion to accept the minutes for May 7, 2015.

**Item No. 10** Motion to Schedule the Regular Session for June 4, 2015, and the work session for June 25, 2015..

**Item No. 11.** Motion to Adjourn.