

Reference: 123 Sterling Avenue

11/9/20

Scope: Proposed amendments to the site plan and floor plans.

To Whom It May Concern:

We would like to highlight that we have met with the SBNA and they support these site plan and floor plan changes. The main reason for the change is to improve the issue of parking directly on Sterling Ave. and offer more green space and sidewalks to fit within the residential character of the neighborhood. Overall the impact and intensity is reduced with a smaller site footprint and lot coverage. Please see attached letter from the SBNA.

We are proposing to modify the parking configuration for the 123 Sterling Avenue Site Plan while staying within the code requirements for parking. We are also proposing to utilize the already approved storage area on the first floor and make that indoor parking spots. As for the second floor, in that same area, we propose to make that residential storage space only.

Please know that we are not asking to change any merits to this current approval and the agreed upon Stipulation for this property. Our goal is to improve the site plan while improving the floor plan by adding storage and needed parking with proximity of the main building.

Moving the parking spaces off of Sterling Ave. to the interior would allow us to install sidewalks and green space as per code in those areas. We will also plant street trees as per recommendation of village plan reviewer and Tree Committee. This would improve the issues of street traffic along Sterling Ave. and soften the scale of the building.

We also added green space buffer along the neighboring residential properties while still conforming to code with regards to travel lanes and parking spot sizes. All drainage requirements stay the same as there is no change to this requirement as well as lighting requirements.

With regards to the already approved indoor storage area on the first floor we propose to make that area for 12 parking spaces which will then allow us to remove the parking spaces along Sterling Avenue while still having parking that is efficient to the building. This area for the proposed parking spots was originally intended for storage needs, as to the reason the floor plan has garage doors. This area was also open to above, we propose to make the second-floor space of this area to become residential storage space only and not additional living space. The reason for this is will allow us to provide storage space for the residents since there is no basement. As for the balance of the waterfront commercial space as per the stipulation please see attached floor plan showing WC commercial spaces within that approved area.

We also propose to no longer build the second small storage outbuilding that was permitted as shown on original site plan. The SBNA supports these changes, including the indoor proposal with parking spots and second floor storage space.

Please see the following exhibits:

Proposed site plan showing the exterior site plan amendments

- removal of parking along Sterling and Ludlum
- addition of sidewalk and trees along Sterling and green area on Ludlum
- addition of greenspace buffer to the properties to the northwest side of the property.

Proposed floor plans showing the first floor proposed parking area and second floor proposed storage area.

Original site plan as well for reference

Landscape Sketch for reference

Parking Notes:

By code with the proposed parking changes including the first floor storage area, if supported, we would be required to have 60 spaces. We provide 60 physical spaces, 48 outside and 12 inside.

In short this is a change to improve the overall site plan, still have efficient parking that would be inside and not visible from the street, and add storage to an area that was deemed to have double-height ceiling storage.

We respect the current approval and hope these improvements are supported.

Regards

Paul Pawlowski

Reference: 123 Sterling Avenue

11/9/20

Scope: Proposed amendments to the Stipulation and other Commitments

To the Greenport Village Board of Trustees:

The owners of 123 Sterling Avenue and members of the SBNA have worked together over the last month or so to come up with improvements to the site plan and floor plan that with your support would then make amendments to that stipulation. We have also agreed to work together on the other improvements that are outside the stipulation. These items proposed are supported by both the property owners and the SBNA.

1. Site plan and floor plan amendments as per application submitted
 - Move parking spaces off Sterling to 12 interior spaces
 - Second floor space (above parking) to be storage for condominiums
 - Sidewalks and trees added at Sterling
 - Greenspace and buffers added at Ludlum and property lines
2. Affordable Housing Terms to remain as follows:
 - Owner must be living or work within the village or Greenport School District for a minimum 2 years (as per stip)
 - Owner Occupied /No Merging of Units (as per stip)
 - Unit to be used as primary residence (as per stip)
 - Limited number of occupants for these units (as per stip)
 - Flip tax to be split 50/50 by housing authority and sponsor (as per stip)

Proposed Affordable Housing improvements as follows:

- VOG Housing Authority to audit applications to meet requirements
- Flip tax period to change from 2 years to 7 years
- Flip tax to change from 25% to 40%
- Sale price to increase from \$175k to \$200k per unit, with the \$25k difference allocated to the Village of Greenport (Housing Authority)

Other Commitments and Improvements outside of the approved stipulation:

We are working with the SBNA to improve the esthetics of the building while working within the approved building as per stipulation

We have committed to monthly updates that will be sent to the village boards and the SBNA, outlining items that were done on site such as physical work, inspections and a progress statement.

We the developer are committed to work with the village and neighborhood to improve landscaping of the public areas at Sterling Ave. dingy dock and the proposed area on Ludlum. More details to this TBD.

We are committed to making environmental improvements where possible, including reducing energy and water use, planting native and drought tolerant plants and no lawns/ minimal nitrogen use.

November 10, 2020

Village of Greenport Board of Trustees
Village Hall
236 Third Street
Greenport, NY 11944

To the Village Board of Trustees:

At a Sterling Basin Neighborhood Association meeting on September 27th, members agreed to 123 Sterling Avenue mediation proposed by Cynthia and Patrick Brennan and supported by the Village of Greenport Board of Trustees. We worked closely with the Brennans and discussions culminated in a Memorandum of Understanding (MOU) approved by the SBNA general membership and the Developer.

Our concerns - in order of priority - have always been density, aesthetics/design, and the quality of the affordable units. The MOU details our position on each, namely:

DENSITY

We agree to the original 12 market-rate and 5 affordable units located in one building, as per the 2007 Stipulation Agreement.

AESTHETICS

With the Brennans' assistance, the Association has offered historical references to guide the Developer toward a more harmonious design. He has agreed to the Association's involvement in aesthetics and design of the building's exterior in terms of windows, materials, color, trim.

We agree, in principle, to the following changes proposed by the Developer:

- Relocate 12 parking spaces off the Sterling Avenue side of the property to the 1st floor of the building to approximately 5,000 sq ft.
- The space above parking to be used only as storage for 17 condo units, and not for residential units.
- Usage of Waterfront Commercial on 1st floor to conform only to permitted WC uses, as described in VOG Zoning Code, such as yacht club, studio, and/or gallery, and not residential. The non-residential use shall be memorialized in a covenant and restriction recorded in the Office of the County Clerk.
- Association's involvement in landscaping choices.

AFFORDABLE UNITS

The Association fully supports maintaining the affordable units in the main building. We defer to the VOG in its responsibility for the terms and criteria of affordable housing with input from the Greenport Housing Authority.

We feel the Developer's proposed changes are in the interest of the Association and the larger Greenport community. These include:

- flip tax period to change from 2-year to 7-year,
- flip tax to increase from 25% to 40%,
- sale price to increase from \$175,000 to \$200,000, with \$25,000 difference in price for each unit, or a total of \$125,000, to be allotted to VOG.

We agree, in principle, with the AHRR as set by the Village and as durable as possible. Should the developer renege on any of the terms set forth in the MOU, the SBNA reserves the right to revoke this letter of support for the project.

Sincerely,

Ellen M. Schnepel, Chair, SBNA

Ellen M. Schnepel.

Pat Mundus, Member, SBNA Steering Committee

Pat Mundus

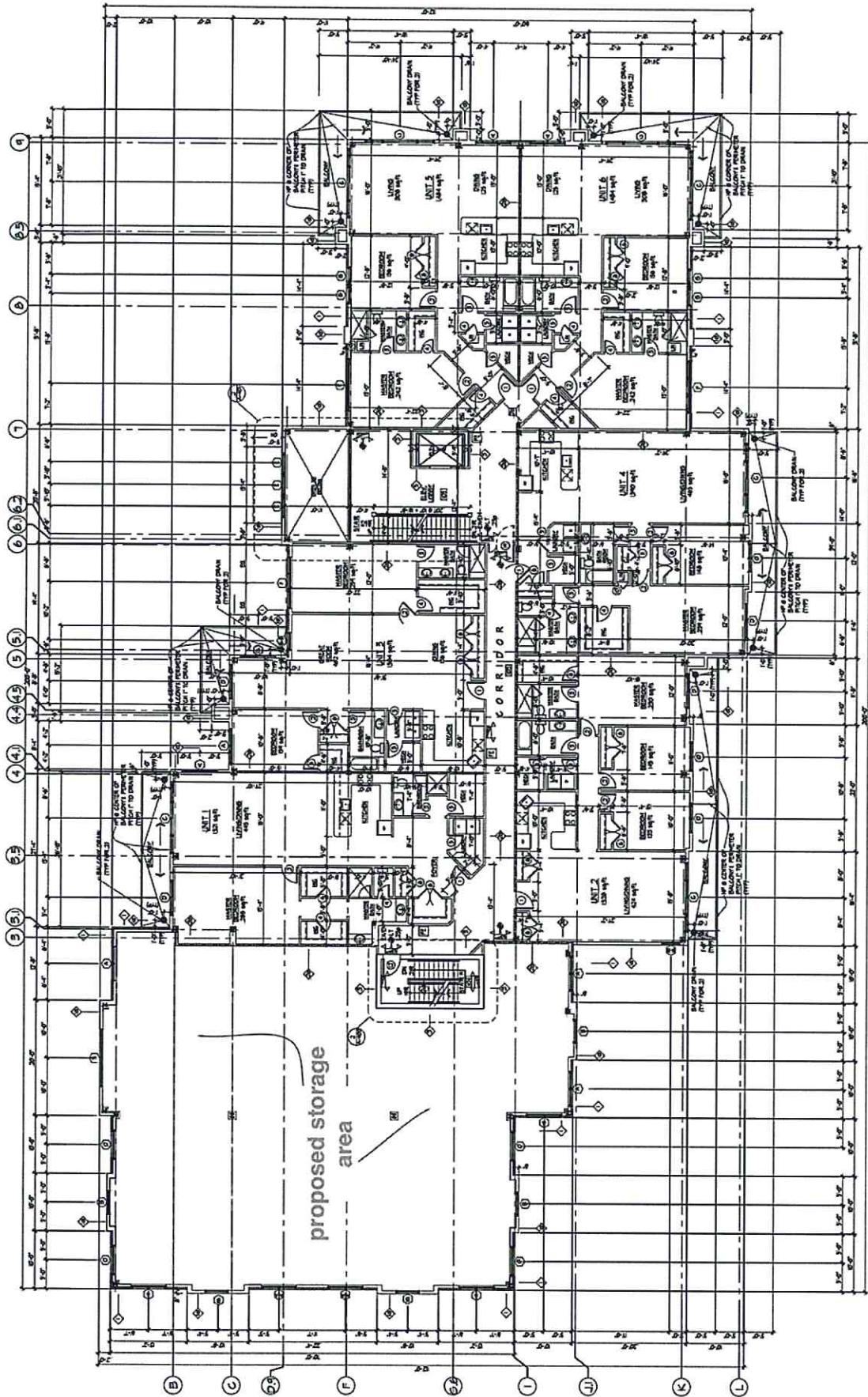
DAA
DiGiovanni &
Associates
Architects

26 UPTON AVENUE
SUITE 100, NY 11779
(516) 377-8824
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ISSUED

IR-00



SECOND FLOOR PLAN

A-102

5' OFF 2'
elevation 22'

SCALNE HALL 2' 6" x 9' 0"

SECOND FLOOR PLAN

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DRAINAGE CALCULATIONS

