



**VILLAGE OF GREENPORT PLANNING BOARD**  
**Work Session Agenda**  
**September 28, 2017 – 4:00 PM**  
**Third Street Fire Station**  
**Greenport NY, 11944**

**236 THIRD STREET**  
**GREENPORT, NY 11944**

**Tel: (631)477-0248**  
**Fax: (631)477-1877**  
**www.villageofgreenport.org**

**MAYOR**

GEORGE W. HUBBARD, JR.  
Ext 215

**TRUSTEES**

JACK MARTILOTTA  
DEPUTY MAYOR

DOUGLAS W. ROBERTS

MARY BESS PHILLIPS

JULIA ROBINS

**VILLAGE  
ADMINISTRATOR**

PAUL J. PALLAS, P.E.  
EXT 219

**CLERK**

SYLVIA PIRILLO, RMC  
EXT 206

**TREASURER**

ROBERT BRANDT  
EXT 217

**APPLICATIONS:**

**Item No. 1 – 439 First Street**

Motion to accept the use evaluation application of Justin Bales, represented by architect Tom Samuels. The applicant is proposing to relocate the curb cut at 439 First Street. This property is located in the R-2 (One and Two Family Residential) District. This property is also located in the Historic District.

**SCTM # 1001-4.-6-40**

**Item No. 2 – 37 Front Street**

Motion to accept the use evaluation application of Sprout Natural Parenting, represented by owners Laura and William Tancredi. The applicant is proposing to expand the existing store, located at 37 Front Street, into the adjacent space. This property is located in the Waterfront Commercial District.

This property is also located in the Historic District.

**SCTM # 1001-5.-4-23.1**

**Item No. 3 – 213 E. Front Street**

Motion to accept the use evaluation application of Studio Gramercy, LLC. DBA Ray New York, represented by Michael Aron. The applicant is proposing to open an advertising agency office space as well as a retail space in a portion of the storefront. (The applicant went before the Historic Preservation Commission on September 11, 2017, and the signage application was approved at that meeting.) This property is located in the Commercial Retail District. This property is also located in the Historic District.

**SCTM # 1001-5.-3-18**

**Item No. 4 – 131 Third Street**

Motion to accept both the use evaluation application and signage application of La Regia Deli Restaurant Corp represented by president Maria Perez. The applicant is proposing to open a deli and restaurant at 131 Third Street. This property is located in the Commercial Retail District.

**SCTM # 1001-6.-2-23.2**

**REGULAR MEETING:**

**Item No. 5 – 102 Main Street**

Continued discussion and possible motion on the use evaluation application and signage application of Evan Hoffman. The applicant is proposing to open a Jet Ski Tour business at Preston's Marina, located at 102 Main Street. This property is located in the Waterfront Commercial District. This property is also located in the Historic District.

**SCTM # 1001-5.-3-12.1**

**Item No. 6**

Motion to accept the minutes of the July 27, 2017, August 31, 2017, and September 7, 2017 Planning Board meetings.

**Item No. 7**

Motion to approve the minutes of the June 25, 2017 and July 6, 2017 Planning Board meetings.

**Item No. 8**

Motion to schedule the Planning Board Work Session for 4:00 p.m. on October 26, 2017.

**Item No. 9**

Motion to schedule the Planning Board Regular Session for 4:00 p.m. on November 2, 2017.

**Item No. 10**

Motion to adjourn.