



**VILLAGE OF GREENPORT PLANNING BOARD  
Regular Meeting Agenda  
November 28, 2022– 4:00 p.m.  
Station One Fire House  
Third & South Streets, Greenport NY, 11944**

**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

PETER CLARKE

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

**Item No. 1**

Motion to accept and approve the minutes of the October 27, 2022, Planning Board Work / Regular Session.

**Item No. 2**

Motion to accept and approve the minutes of the November 3, 2022, Planning Board Work Session.

**Item No. 3**

Motion to schedule the next Planning Board Work Session & Regular Meeting for 4:00 p.m. on December 14, 2022.

**Item No. 4 - 234 Carpenter St.**

As per Village of Greenport Code 150-15 I. (3) – Discussion and possible motion to approve the application by Star Hose Enterprises, LLC (Greenport Harbor Brewing Company) to create two directional signs, to be placed on existing poles with other directional signs, to guide people to the Brewery. The signs would say, "Greenport Brewery."

**SCTM # 1001-5-3-6.2**

**Item No. 5 – 200 Main St.**

A continuation of a Pre-Submission conference regarding the application of David Gilmartin on behalf of HF2 Hotels. The applicant is proposing to demolish the existing structure and construct a three-story hotel with 22 rooms in its place. This property is located within the C-R Retail Commercial District and is located within the Historic District.

**SCTM # 1001-4-10-16**

**Item No. 6 – 45 Front St.**

A public hearing regarding the application of Robert I. Brown Architect P.C. & Agents on behalf of Christoph Muller (Alpina). The applicant is proposing to add additional seating for four (4) patrons in front of the restaurant Alpina, and four (4) seats will be removed from the interior so as not to increase total occupancy. The property is located in the W-C Waterfront Commercial District and is not located within the Historic District.

**SCTM: 1001-5-4-20**

**Item No. 7 – 308 Front St.**

Pre-Submission Conference regarding the application of Sofia & Michael Antoniadis on behalf of On Front Street LLC. The applicant proposes to alter the interior of the property to create separate yoga, Pilates, private treatment rooms, bathrooms, and office spaces, and possible storage areas in both the basement and attic. The property is located in the C-R Retail Commercial District and is not located within the Historic District.

**SCTM: 1001-4-8-34.2**

**Item No. 8 – 15 Front St.**

A Public Hearing regarding the application of Elyse Merrifield. The applicant proposes to continue a conditional use with corresponding name and tenancy change of the leased retail space at 15 Front, which is currently Popsicle & Finn, to Salt & Sea. The property is located in the W-C Waterfront Commercial District and is not located within the Historic District.

**SCTM # 1001-5.-4-31.1**

**Item No. 9**

Any other Planning Board business that might come properly before this Board.

**Item No. 10**

Motion to adjourn.