



VILLAGE OF GREENPORT PLANNING BOARD
Regular Meeting Agenda
May 26, 2022– 4:00 p.m.
Third Street Fire Station, Greenport NY, 11944

236 THIRD STREET
GREENPORT, NY 11944

Tel (631) 477-0248
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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 May 5, 2022 Planning Board Work Session Meeting.

Item No. 2

Motion to schedule the next Planning Board Regular Meeting for 4:00 p.m. on June 2, 2022.

Item No. 3- 310 Front Street

Motion to accept the Findings and Determinations for 310 Front Street. This property is located in the C-R (Retail Commercial) District and is not located in the Historic District.

SCTM # 1001-4.-8-34.1

Item No. 4- 104 Third Street

Motion to accept the Findings and Determinations for 104 Third Street. This property is located in the W-C (Waterfront Commercial) District and is not located in the Historic District.

SCTM # 1001-5.-4-3

Item No. 5- 471 Main Street

Motion to accept the Findings and Determinations for 471 Main Street. This property is located in the C-R (Retail Commercial) District and is located in the Historic District.

SCTM # 1001-4.-7-21

Item No. 6- 200 Main Street

A continuation of a Pre-Submission Conference regarding the site plan application of Erik Warner on behalf of HF2 Hotel Owner LLC. The applicant proposes to redevelop the property with a 22-room Inn. This property is located in the C-R (Retail Commercial) District and is located in the Historic District.

SCTM # 1001-4.-10-16

Item No. 7- 111 Main Street

A public hearing regarding the site plan application of Robert Brown on behalf of PWIB Claudio Real Estate LLC. The applicant proposes to extend the existing canopy over the "waterfront" wharf. This property is located in the W-C (Waterfront Commercial) District and is also located in the Historic District.

SCTM # 1001-5.-4-25, 38.1, 39

Item No. 8- 200 Atlantic Avenue

A public hearing regarding the site plan application of Paul Betancourt. The applicant proposes a parking area associated with additional boat slips. This property is located in the W-C (Waterfront Commercial) District and is not located in the Historic District.

SCTM # 1001-2.-2-35

Item No. 9- 48 Front Street

A continuation of a public hearing regarding the site plan application of Christoph Mueller on behalf of 48 Front Street Property LLC (Greenhill Kitchen.) The applicant proposes to remove the existing exterior walls and balcony on the second floor. The balcony will be enclosed to provide more space for the interior of the restaurant. The new wall section will include three window units and will be in-kind with the existing siding. This property is located in the C-R (Retail Commercial) District and is not located in the Historic District.

SCTM # 1001-4.-10-32**Item No. 10- 817 Main Street**

A continuation of a public hearing regarding the site plan application of Peter Saitta of SINY Dermatology. The applicant proposes the conversion of a 1-story, existing non-conforming attached garage to residential space as part of the first floor of the existing residence. The space is proposed to then be utilized as a physician's (dermatologist's) office. Proposed site improvements include the following: new plantings, fences and gates, a driveway and parking area, on-grade paths and walkways, an in-ground swimming pool, a fountain, exterior lighting, and repairs to the existing arbor. This property is located in the R-1 (One Family Residential) District and is also located in the Historic District.

SCTM # 1001-2.-1-25**Item No. 11**

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

Item No. 12

Motion to adjourn.