



236 THIRD STREET
GREENPORT, NY 11944

Tel: (631)477-0248
Fax: (631)477-1877

villageofgreenport.org

MAYOR
KEVIN STUESSI
EXT 215

TRUSTEES
MARY BESS PHILLIPS
DEPUTY MAYOR

PATRICK BRENNAN

LILY DOUGHERTY-JOHNSON

JULIA ROBINS

**VILLAGE
ADMINISTRATOR**
PAUL J. PALLAS, P.E.
EXT 219

CLERK
SYLVIA PIRILLO, RMC
EXT 206

TREASURER
STEPHEN GAFFGA
EXT 217

**VILLAGE OF GREENPORT PLANNING BOARD
Work Session & Regular Meeting Agenda
April 27, 2023 – 4:00 p.m.
Station One Fire House
Third & South Streets, Greenport NY, 11944**

Item No. 1

Motion to accept and approve the minutes of the March 30th, 2023, Planning Board Work Session & Regular Meeting.

Item No. 2 – 123 Main Street

Public hearing regarding the application of Anthony "Buddy" DeMarco. Applicant proposes to open a clothing store, Saltwater Long Island, in the space vacated by the former clothing store, Creations by Lisa. No structural changes are planned. The property is located in the W-C Waterfront Commercial District and is also located in the Historic District.

SCTM # 1001 -5 -4 -33.1

Item No. 3 – 123 Main Street

Discussion and possible motion on the application of Anthony "Buddy" DeMarco. The property is located in the W-C Waterfront Commercial District and is also located in the Historic District.

SCTM # 1001 -5 -4 -33.1

Item No. 4 – 29 Front Street

Pre-submission conference regarding the application of Michael Verni. Applicant proposes to open a store, Silver by the Sea, selling primarily silver jewelry with a limited amount of original and print pieces of art. No structural changes or building permits are required. The property is located in the W-C Waterfront Commercial District and is not in the Historic District.

SCTM # 1001 -5 -4 -26

Item No. 5 - 308 Front Street

Continuation of a public hearing 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. 6 - 308 Front Street

Discussion and possible motion on the application of Sofia & Michael Antoniadis on behalf of On Front Street LLC. 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. 7 – 307 Flint Street

Public hearing regarding the application of Michael Osinski. The applicant is requesting the Planning Board ratify the subdivision of one (1) lot into three (3) lots located on the south-east corner of Flint Street and 4th Street. The property is located in the R-2 One- & Two-Family Residential District and is not located in the historic district.

SCTM # 1001-6-8-1.2, 1.3, 1.4

Item No. 8 – 307 Flint Street

Discussion and possible motion on the application of Michael Osinski. The property is located in the R-2 One- & Two-Family Residential District and is not located in the historic district.

SCTM # 1001-6-8-1.2, 1.3, 1.4

Item No. 9

Motion to schedule a Planning Board Work Session & Regular Meeting for 4:00 p.m. on Thursday, May 4th, 2023.

Item No. 10

Motion to schedule a Planning Board Work Session & Regular Meeting for 4:00 p.m. on Thursday, May 25th, 2023.

Item No. 11

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

Item No. 12

Motion to adjourn.