

VILLAGE OF GREENPORT
VILLAGE PLANNING BOARD

Application of
Stirling Square LLC
300-308 Main Street
SCTM No. 1001-4-7-29.1

Findings, Determination and Decision

This proceeding is for the application of Stirling Square LLC (“applicant”) to the Village Planning Board of the Village of Greenport (the “Board”) for site plan approval for the rehabilitation and renovation of a space at 300-308 Main Street, within Sterling Square, with the first floor to be renovated and continued to be used as a restaurant and the second floor of the building to be renovated and used as a five room inn.

Background and Procedural Information

The subject property is located at 300-308 Main Street, at the northwest corner of Bay Avenue and Carpenter Street. The subject property is improved by a two story building, the existing use of which is a former restaurant on the first floor and office and storage space on the second floor.

The subject property is located in CR Commercial Retail Zoning District of the Village of Greenport and the Greenport Village Historic District. The Greenport Village Historic District is on the National Register of Historic Places.

The matter was placed on the agenda for the November 20, 2014 Work Session and Regular Session Meeting for “Discussion on application for pre-submission conference, New Owner”, prior to the submission of an application to the Village of Greenport. Robert I. Brown, Architect, P. C., and Brent Pelton, the owner’s representative, appeared before the Village Planning Board and discussed their plans for the subject building and property. The members of the Planning Board

questioned the architect and representative, and then the Planning Board “closed” the pre-submission conference.

The matter was then placed on the agenda of the December 18, 2014 Regular Session and Work Session meeting agenda for “possible further discussion with New Owner of Sterling Square, Brent Pelton, who intends to submit an application for site plan review for 300-308 Main Street”. There was no appearance by the applicant or its representatives, the Planning Board still did not have an application to consider or review, and the Planning Board agreed to communicate to the architect and owner’s representative that since no application had been received by the Planning Board the matter was going to be removed from the agenda in the future until an application was received and the matter was properly before the Planning Board.

The property appeared on the January 29, 2015 Work Session agenda for a “Motion to accept an application for a site plan review for 300-308 Main Street” and after a discussion and presentation with Robert I. Brown Architect, P. C., and Brent Pelton, representative of the owner, the Planning Board voted to accept the application and informally agreed that a building permit could be issued to explore and replace a rotten beam in the first floor kitchen ceiling.

The application appeared on the agenda of the February 5, 2015 Regular Meeting agenda of the Planning Board for continued discussion and possible motion to approve the site plan. The Planning Board approved the application for site plan approval at that meeting.

The application then appeared on the June 25, 2015 Work Session agenda of the Planning Board for discussion. The Planning Board was notified after the February 5, 2015 Planning Board Regular Meeting approval of the application that the subject property was located in the Greenport Village Historic District, and that an application had been filed with the Historic Preservation

Committee to review the exterior improvements on the property. The Planning Board agreed to table the discussion until the next Planning Board Work Session for further discussion.

The application appeared on the agenda of the July 2, 2015 Regular Session agenda of the Planning Board and was tabled by the Planning Board.

The application appeared on the agenda of the July 30, 2015 Work Session agenda of the Planning Board. The Planning Board voted to reopen the SEQRA review of the project based on the information that the property was located in the Historic District, typed the action as a Type I action and initiated a coordinated review. The Planning Board also approved the issuance of a temporary certificate of occupancy for the opening of the restaurant due to the fact that the restaurant was not a change of use.

The application appeared on the August 6, 2015 Regular Session agenda of the Planning Board and was tabled pending completion of the coordinated review on August 27, 2015.

The Planning Board conducted a public hearing on the SEQRA review as a Type I action of the application at the August 27, 2015 Work Session, and the Planning Board voted to adjourn the public hearing and to keep the public hearing open for additional public comments.

The Planning Board continued the public hearing at the September 3, 2015 Regular Meeting of the Planning Board and the Planning Board accepted public comments at the public hearing and voted to keep the public hearing open.

The Planning Board continued the public hearing at the September 24, 2015 Work Session Meeting of the Planning Board and accepted public comment at the hearing. The Board had previously received a request from the Board of Trustees for additional time to make comments, which was granted, however no comments were received from the Board of Trustees. An individual written comment was received by the Planning Board from Trustee Mary Bess Phillips

which was read into the record and the Planning Board continued the public hearing and agreed to put the matter on the October 1, 2015 Regular Meeting agenda.

The Planning Board continued the public hearing at the October 1, 2015 Regular Meeting and received two additional written comments at the October 1, 2015 public hearing, a letter from Michael and Ingrid Edelson, neighbors of the subject property, and a letter from Trustee Douglas Roberts, and the letters were read into the record.

It was clarified by the Village Attorney at the October 1, 2015 meeting that in order to ascertain the owner of the property a search had been done of the most recent deed on record at the office of the Suffolk County Clerk and that while the application had been brought in the name of Sterling Square LLC, that entity was actually the prior owner of the subject property, and that the current owner as of record was a different entity, Stirling Square LLC and the application was agreed to be amended to reflect the correct name of the current owner of the subject property.

It was further clarified at the October 1, 2015 meeting that the subject property is part of a larger assemblage of buildings commonly known and referred to as Sterling Square.

The Planning Board concluded the October 1, 2015 meeting by discussing the possible conditions and additional items required from the applicant, which were that Robert I. Brown Architect, P. C. would provide a further drawing indicating (1) a second dry well on the property and that the second dry well would either be installed or confirmed to be installed if it had already been installed; (2) continuous handicap access route from the building to the street; and (3) exterior seating and exterior existing conditions.

The Board further discussed communicating to the Board of Trustees that there should be a consideration given to regulation of deliveries and parking in the area of the subject property.

Findings

The subject property is located at the northwest corner of Bay Avenue and Carpenter Street, in the CR Commercial Retail Zoning District of the Village of Greenport.

The subject property is located in the Greenport Village Historic District and the Greenport Village Historic District is listed on the National Register of Historic Places.

The subject property is improved by a two story building which currently has a first floor use of restaurant, which is presently not occupied, and a second floor use of office and storage, a rear yard seating area with an awning fixed to the rear of the building.

The application proposes to renovate the first floor and re-open the restaurant use, renovate the second floor and establish the use of the second floor as an inn, remove the rear awning and replace the awning with an open wooden pergola, re-establish the rear exterior seating area with a small bar, make improvements in the dumpster area, and install a new exterior drain.

The Planning Board initially typed the action as an unlisted action for purposes of SEQRA but then at the July 30, 2015 meeting voted to change the typing to a Type I action and initiate a coordinated review for purposes of SEQRA because the application is an Unlisted Action that is located in a historic district that is on the National Register of Historic Places.

The Planning Board conducted a public hearing on SEQRA and potential impacts on the environment from the application and then closed the public hearing on October 1, 2015.

The Planning Board adopted a separate SEQRA resolution on October 1, 2015 whereby the Planning Board adopted lead agency status and determined that the application is a Type I action for purposes of SEQRA, The Planning Board accepted a long form EAF, and determined that the approval of the application would not have a significant negative impact on the environment for purposes of SEQRA and that therefore a negative declaration was adopted.

The applicant's representative, Robert I. Brown Architect, P. C. should provide a further drawing indicating (1) confirming a second dry well on the property; (2) a continuous handicap access route from the building to the street; and (3) exterior seating and exterior existing conditions.

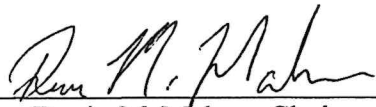
Determinations

The Planning Board hereby determines as follows:

The site plan application filed by Stirling Square LLC for the two story building, immediate exterior and rear exterior seating area located at the northwest corner of Bay Avenue and Carpenter Street regarding the renovation of the first floor for a restaurant, and renovation of the second floor for an inn, removal of the rear awning and replacement of the awning with an open wooden pergola, a rear exterior seating area with a small bar, improvements in the dumpster area, and installation of two new dry wells is hereby approved in accordance with the last site plan submitted by Robert I. Brown, Architect, P. C. on January 25, 2015 on the condition that;

1. The applicant shall file a new amended site plan showing two dry wells, a continuous handicap access route from the building to the street; and exterior seating and all exterior existing conditions; and
2. There shall be no exterior amplified music.

Dated: November 4, 2015



Devin McMahon, Chairman
Village Planning Board
Village of Greenport
Suffolk County, New York