



PLANNING BOARD SITE PLAN REVIEW APPLICATION

236 Third Street, Greenport, New York, 11944
(631) 477-0248
www.villageofgreenport.org

RECEIVED
MAY 01 2024
VILLAGE OF GREENPORT
BUILDING DEPARTMENT

Date of Application 5/1/2024

All information below is to be completed by the applicant. This completed application is to be accompanied by the proposed Site Plan, Copies of Covenants and/or Restrictions, where applicable, Environmental Assessment Form, building plans showing elevations, setbacks, floor plans, room dimensions, current survey and quality of material, where applicable.

THE OWNER OF THE PROPERTY IS: (PLEASE PRINT CLEARLY)

<u>MATT MICHEL</u>	<u>MAIN & CENTRAL LLC</u> ^{REALTY}
First Name	Business Name, if applicable
<u>[REDACTED]</u>	<u>Greenport NY 11944</u>
Mailing Address	City/ Town/ Village State Zip
<u>631-[REDACTED]</u>	<u>[REDACTED]@gmail.com</u>
Phone #	E-Mail Address

CONTACT PERSON (if different from owner) SAME AS ABOVE & ALSO The person to receive all correspondence:

<u>JOAN</u>	<u>CHAMBERS</u>
First Name	Last Name
<u>[REDACTED]</u>	<u>SOUTHOLD NY 11971</u>
Mailing Address	City/ Town/ Village State Zip
<u>631-[REDACTED]</u>	<u>[REDACTED]@gmail.com</u>
Phone #	E-Mail Address

IF ANYONE OTHER THAN THE OWNER COMPLETES THIS APPLICATION, WRITTEN CONSENT FROM THE OWNER MUST BE SUBMITTED WITH THIS APPLICATION.

Location:

Suffolk County Tax Map Number: 1001 Section: 4 Block: 7 Lot 24

Street Address: 400 MAIN ST. Greenport, New York, 11944

Zoning District: WC R1 R2 PD CR CG

Is property located within the Historic District? Yes No



PLANNING BOARD
SITE PLAN REVIEW APPLICATION

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Project Information:

Residential Commercial

Proposed Starting Date: JAN 2025

Project Description:

Please describe project in detail. (Use an additional sheet if necessary)

TO DEMOLISH EXIST. RESTAURANT ON PROPERTY &
BUILD A NEW STRUCTURE TO INCLUDE A BAR &
RESTAURANT ON THE 1ST FL. & APARTMENTS ON THE
2ND & 3RD FLOORS.

Please check the following boxes for permits this project will require:

- Building Permit
- Wetlands Permit
- Suffolk County Planning Board
- New York State D.E.C.
- United States Army Corps of Engineers
- Suffolk County Health Department
- New York State Department of State Coastal Flood Management

Does this application require a Zoning Board of Appeals Variance? Yes No

AFFIDAVIT

Village of Greenport)
Town of Southold)
County of Suffolk) ss
State of New York)

I swear that to the best of my knowledge and belief that the statements contained in this application, together with the plans and specifications submitted, are true and complete statements of proposed work to be done on the described premises and that all provisions of the Building Code, Zoning Code, and all other laws pertaining to the proposed work shall be complied with, whether specified or not, and that such work and inspections are authorized by the owner. The Village of Greenport is hereby granted permission to enter the property listed as the "Location" for the purposes of inspecting my property for a site visit. I understand that if approved, Site Plan approval will be granted and accepted on condition that the provisions of Federal, State and Local rules and regulations, and any additional requirements of the Site Plan are complied with. I understand that any approval granted will be deemed null and void if any information pertaining to restrictions and/or covenants prior to the date of this application are discovered after Site Plan approval is granted. Any violation of all applicable codes, or deviations from the approved Site Plan will result in the immediate revocation of this Site plan approval & legal action will be taken against me. No responsibility rests upon the Village of Greenport, Code Enforcement Official or the Fire Department by reason of this application and permit.

Sworn to be before this 6 day
of February 20 24

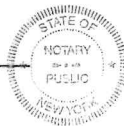
Signature



Owner or Applicant



Notary Public, Suffolk County, New York



Dawn Johnson
Notary Public, State of New York
No 01JO6349053
Qualified in Suffolk County
Commission Expires: 10/11/2024

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
UNAMED RESTAURANT & BAR			
Name of Action or Project:			
400 MAIN ST. GREENPORT			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
TO DEMOLISH EXISTING RESTAURANT & BUILD A NEW RESTAURANT & BAR W/ APARTMENTS ON THE 2ND & 3RD FLOOR.			
Name of Applicant or Sponsor:		Telephone: 631- [REDACTED]	
MATT MICHEL / MAIN & CENTRAL		E-Mail: [REDACTED]@gmail.com	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			YES
			<input checked="" type="checkbox"/>
			<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
GREENPORT VILLAGE HISTORIC REVIEW, PLANNING BOARD & BUILDING DEPT.			<input type="checkbox"/>
			<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		17,060.9 acres FEET	
b. Total acreage to be physically disturbed?		17,000 acres FT	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban VILLAGE COMMERCIAL			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES DRYWELLS ON PROPERTY & VILLAGE STORM DRAINS			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>JOAN CHAMBERS</u> Date: <u>FEB. 6, 2024</u>		
Signature: <u><i>JL</i></u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

The Building Department has determined that your project requires a pre-submission conference. We refer you to Village Code §150-31 for a detailed description of the pre-submission conference procedure and the documents to be submitted to the Planning Board as part of the process. To assist in the timely consideration of the pre-submission application by the Planning Board and Planning Board consultants, it is recommended that the required documents, including the documents listed below, be filed at least 30 days prior to the conference.

The following are answers pertaining to the pre-submission document numbered accordingly:

1. The proposed project for 400 Main Street will feature an approximate 6,000 sq ft restaurant which includes 2233 sq ft of kitchen space, 900 sq ft of bar space, 1900 sq ft of indoor patron seating and 1200 sq ft of outdoor patron seating. There is also a 1,000 sq ft garage which will house two food trucks for the business. The restaurant will engage in the on premise and take out sales of Italian food, craft cocktails, Beer and wine. Operations for outside catering related to this business will be run out of this location as well.
2. This proposed "conditional use" can be justified in multiple ways. This location has existed as a restaurant for at least the last 20 years. The substantial kitchen space proposed will provide adequate storage and prep space ensuring kitchen safety and prompt service to customers. Not having adequate kitchen space is a safety concern for patrons as can be seen in the village currently in the form of kitchen staff prepping outside, sheds being used for prep areas and kitchen storage.

The parking area proposed will provide more parking than 90% of businesses in Greenport. This area will be landscaped with privacy hedging to add beauty to the surrounding area. Currently, parking spaces intersect what should be a sidewalk and cars back out directly into traffic. This plan will not only offer a parking solution but will create additional street parking and will allow the construction of a proper sidewalk.

The proposal of five 2-bedroom apartments will provide the village with much needed year-round housing.

The height and aesthetic of this structure takes into account the surrounding neighborhood and adjacent commercial structures by providing a substantial and thoughtful landscape plan and by matching the height of surrounding structures on Main Street.

3. As this is not a change of use, we question whether a community impact report is necessary or not. As this is not a change of use for the property we question the necessity of a community impact report. This is a continuation of the historic use rather than a reformed development project.

7. The proposed project would require roughly 50 parking spaces per the new code. This number greatly exceeds the parking provided by nearly every business in the village and is unrealistic in relation to the precedent set within Greenport. Many businesses have no parking whatsoever. We will be adding a significant amount of parking relative to our footprint, creating a safe and reasonable situation, increasing accessibility to town while still being able to use the property for its intended historic purpose. A requirement of nearly 50 parking spaces would render the property non viable as a restaurant, essentially turning into a paid parking lot.