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**VILLAGE OF GREENPORT PLANNING BOARD
Work Session, Public Hearings, & Regular Meeting
January 10th, 2025 – 4:00 p.m.
Station One Fire House
Third & South Streets, Greenport NY, 11944**

Please note that in accordance with the recently enacted revisions to Chapter 150, Zoning, of the Greenport Village Code, public comments can be made in person at pre-submission conferences and written comments will be accepted up to 10 days following the close of pre-submission conferences.

Item No. 1

Motion to accept and approve the minutes of the August 23rd, 2024, Planning Board Work Session, Public Hearings, & Regular Meeting.

Item No. 2

Motion to schedule the next Planning Board Work Session, Public Hearings, & Regular Meeting for 4:00 p.m. on January 27th, 2025.

Item No. 3

Motion to schedule a Planning Board Work Session, Public Hearings, & Regular Meeting for 4:00 p.m. February 7th, 2025.

Item No. 4

Board Discussion regarding the proposed local laws (VOG 25-01, 25-02) amending the Village Zoning Map with respect to lots associated with the Greenporter Hotel. Please see below.

Item No. 5

Board discussion on next steps/final site plan approval for American Beech in light of delivered noise study.

Item No. 6

Board discussion of requirements/requests (if any) to Tree Committee in respect of plan required to be delivered to the Planning Board pursuant to Section 126-5(A) of Code

Item No. 7

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

Item No. 8

Motion to adjourn.

VOG 25-01

A local law to amend the zoning map of the Village of Greenport, to reclassify certain property from the R-2 One-and Two-Family Residence District to the CR Retail Commercial District.

Section one. Findings.

1. 326 Front Street contains three separate tax lots and is designated on the Suffolk County Land and Tax Map as District 1001, Section 4, Block 8, Lots 29, 30 and 31 (the "Premises"). Lots 30 and 31 are designated entirely as CR Retail Commercial District and lot 29 is split-zoned with a southerly portion (directly adjacent to lots 30 and 31) in the CR Retail Commercial District and a northerly portion in the R-2 One-and Two-Family Residence District.
2. The owner of the Premises has requested that the Board rezone the portion of lot 29 located in the R-2 One-and Two-Family Residence District portion into the CR Retail Commercial District. The entirety of the Premises has historically been used as part of a hotel use on premises, and the portion of lot 29 located in the R-2 One-and Two-Family Residence District has been used in conjunction with parking on the Premises.
3. The owner of the Premises has applied to the Village to enlarge the hotel and restaurant on the Premises and to redevelop the Premises with modified parking and site improvements.
4. The Board of Trustees hereby finds and determines that rezoning the remaining portion of lot 29 to the CR Retail Commercial District is consistent with the historical use of the remainder of lot 29 as part of an overall commercial use of lots 29, 30 and 31 as a combined premises and would have no detrimental impact on the residential and would not change the character. Accordingly, it would be reasonable and appropriate to re-designate the northerly portion of lot 29 to be consistent with the zoning district of the remainder of the Premises and would preserve and protect the existing character of this property. Such redesignation would enhance the entirety of the premises by placing it in an appropriate district.

Section two. The zoning map of the Village of Greenport is hereby amended to reflect that the following property, as identified in the Suffolk County Land and Tax Map, is placed and classified as being in the CR Retail Commercial District:

1001-004-08-part of lot 29 (the portion of the lot currently located in the R-2 One-and Two-Family Residence District, as the remaining portion of the lot is already located in the CR Retail Commercial District)

Section three. Any local law or provision of the Code of the Village of Greenport in conflict with this local law is hereby repealed to the extent of such conflict, except that such repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of such local law, ordinance or resolution prior to the effective date of this local law.

Section four. If any clause, sentence, paragraph, section, article, or part of this local law shall be adjudged to be invalid by any court of competent jurisdiction, such judgment shall not affect, impair or invalidate any other part of this local law, or the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, section, article, or part thereof directly involved in the controversy in which such judgment shall have been rendered.

Section five. This local law shall take effect immediately upon adoption and filing pursuant to the Municipal Home Rule Law.

VOG 25-02

A local law to amend the zoning map of the Village of Greenport, to reclassify certain property from the R-2 One-and Two-Family Residence District to the CR Retail Commercial District.

Section one. Findings.

1. 220 4th Avenue is designated on the Suffolk County Land and Tax Map District 1001, Section 4, Block 8, Lot 28 (the "Premises"). Immediately abutting the Premises is 326 Front Street, which contains three separate tax lots and is designated on the Suffolk County Land and Tax Map as District 1001, Section 4, Block 8, Lots 29, 30 and 31 (the "Abutting Premises"). Lot 28 (the Premises) is designated as R-2 One-and Two-Family residence District, lot 29 is split-zoned with the northerly portion located in the R-2 One-and Two-Family residence District, and the southerly portion of lot 29 and lots 30 and 31 are located in the CR Retail Commercial District.
2. The owner of the Abutting Premises submitted an application to the Village to redevelop the Abutting Premises to enlarge the existing hotel and restaurant use and modify the site improvements and parking. During the pre-submission conference process, the Planning Board identified the parking deficiency on the Abutting Premises as a potential adverse impact. The owner has now entered into contract to purchase the Premises and utilize the Premises to accommodate additional parking and construct related improvements and an additional buffer area from residential premises. The Premises are presently vacant. The owner, as contract vendee of the Premises, now requests that the Board of Trustees re-designate the Premises as CR Retail Commercial District to enable the Premises to be used for parking and a buffer area and to commit to utilizing for no other purpose.
3. The Board of Trustees hereby finds and determines that the development of the Premises solely as a buffer area, with parking and related improvements, with no structures (except appropriate fencing) located thereon in perpetuity, will preserve the existing character and future development of the Premises and Abutting Premises as commercial premises and will cause no detriment to the neighboring residential properties and be appropriate as a transition area to abutting and across the street neighboring residentially zoned and use properties, if the Premises are appropriately designed and approved by the Planning Board. As such, subject to a covenant running with the land providing that

(a) the Premises shall contain no structures (except fencing as approved by the Planning Board as part of site plan approval or a site plan amendment) thereon in perpetuity and sufficient buffer plantings (as approved as part of a site plan approval by the Planning Board) be maintained in perpetuity, and (b) site plan approval be obtained from the Planning Board to permit the Premises to be used for parking and a buffer area with sufficient buffer plantings.

Section two. The zoning map of the Village of Greenport is hereby amended to reflect that the following property, as identified in the Suffolk County Land and Tax Map, is placed and classified as being in the CR Retail Commercial District:

1001-004-08-28

Section three. Any local law or provision of the Code of the Village of Greenport in conflict with this local law is hereby repealed to the extent of such conflict, except that such repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of such local law, ordinance or resolution prior to the effective date of this local law.

Section four. If any clause, sentence, paragraph, section, article, or part of this local law shall be adjudged to be invalid by any court of competent jurisdiction, such judgment shall not affect, impair or invalidate any other part of this local law, or the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, section, article, or part thereof directly involved in the controversy in which such judgment shall have been rendered.

Section five. This local law shall take effect immediately upon adoption and filing pursuant to the Municipal Home Rule Law.