



PLANNING BOARD
SITE PLAN REVIEW APPLICATION

236 Third Street, Greenport, New York, 11944

(631) 477-0248

www.villageofgreenport.org

Date of Application 6-23-25

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)

ALI ERGIS ABR TOWNMALL INC.
First Name Last Name Business Name, if applicable

26 FRONT ST GREENPORT NY 11944
Mailing Address City/Town/Village State Zip

Phone # E-Mail Address

CONTACT PERSON (if different from owner)

The person to receive all correspondence:

ROBERT BROWN Robert Brown Architect
First Name Last Name Business Name, if applicable

205 BAY AVE GREENPORT NY 11944
Mailing Address City/Town/Village State Zip

631-472-9752 info@rbbrownarchitect.com
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: 04 Block: 09 Lot 23.5

Street Address: 208 FRONT ST Greenport, New York, 11944

Zoning District: ☐ WC ☐ R1 ☐ R2 ☐ PD ☒ CR ☐ CG

Is property located within the Historic District? ☐ Yes ☒ No



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Project Information:

☐ Residential ☒ Commercial

Proposed Starting Date: TDY/ON APPROVAL OF PERMITS

Project Description:

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

INTERIOR RENOVATIONS TO VACANT RETAIL
SPACE TO CREATE A PIZZA SHOP

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

Greenport Village Applicant Authorization Form

AUTHORIZATION

I, ALI ERGIS residing at 330 Summit lane, East Marion
(Print property owner's name) (Mailing Address) N.Y 11939

do hereby authorize Robert Brown and associates to apply on my behalf to the Village of Greenport
(Agent)

Building Department, and any required statutory Board of the Village of Greenport.

Sworn to be before this 20 day Signature ALI ERGIS
of JUNE 20 2025 Owner of Property

Patricia Warner
Notary Public, Suffolk County, New York

Patricia Warner
Notary Public, State of New York
No. 01WA6140448
Qualified in Suffolk County
Commission Expires January 30 2026

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 23 day
of June 2025

Signature S. R. Patel
Owner or Applicant

Maria Lisa

Notary Public, Suffolk County, New York

MARIA SILVA
Notary Public, State of New York
No. 01SI6012853
Qualified in Queens County
Commission Expires Jan. 28, 2027

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			
Name of Action or Project: <div style="text-align: center; font-family: cursive;">CONSTRUCTION OF NEW PIZZA PARLOR</div>			
Project Location (describe, and attach a location map): <div style="text-align: center; font-family: cursive;">208 FRONT ST. GREENPORT</div>			
Brief Description of Proposed Action: <div style="text-align: center; font-family: cursive;">CONSTRUCTION OF NEW PIZZA PARLOR IN EXISTING VACANT RETAIL SPACE</div>			
Name of Applicant or Sponsor: <div style="text-align: center; font-family: cursive;">RAVI PATEL</div>		Telephone: <u>341.735.0659</u> E-Mail: <u>Ravi4617@gmail.com</u>	
Address: <div style="text-align: center; font-family: cursive;">208 FRONT ST.</div>			
City/PO: <div style="text-align: center; font-family: cursive;">GREENPORT</div>		State: <div style="text-align: center; font-family: cursive;">NY</div>	Zip Code: <div style="text-align: center; font-family: cursive;">11944</div>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: <div style="font-family: cursive;">SCDH'S FOOD ESTABLISHMENT PERMIT VILLAGE OF GREENPORT BUILDING PERMIT</div>		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>0.381</u> acres	
b. Total acreage to be physically disturbed?		<u>0</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.381</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <div style="display: flex; flex-wrap: wrap;"><div style="width: 50%;"><input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)</div><div style="width: 50%;"><input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____</div><div style="width: 100%;"><input type="checkbox"/> Parkland</div></div>			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <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 checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
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 type="checkbox"/>	YES <input checked="" 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 type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____			

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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Robert Brown Architects</u> Date: <u>6-5-25</u> Signature: <u>[Signature]</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: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input type="checkbox"/> <input type="checkbox"/>	<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.

☐ 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.

☐ 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

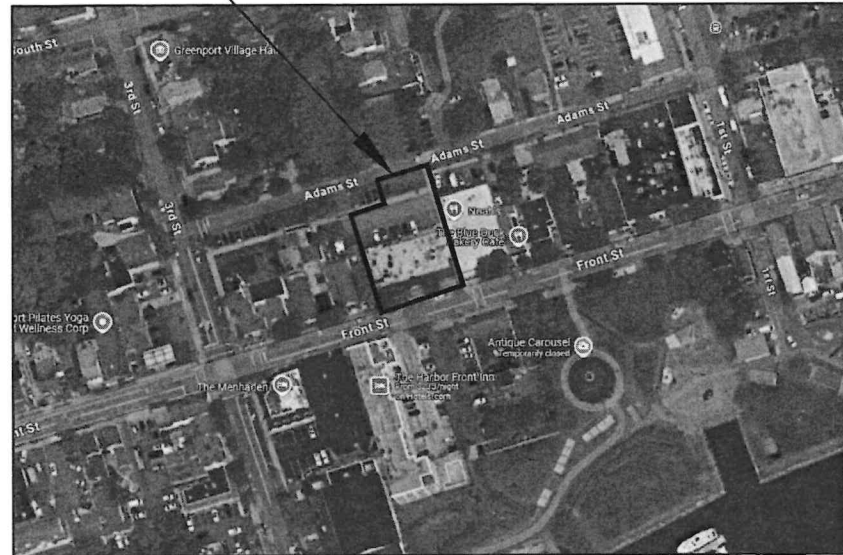
Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

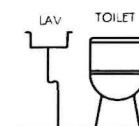
Signature of Preparer (if different from Responsible Officer)

KEY MAP

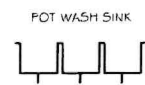
SITE LOCATION



EXISTING
LAVATORY



KITCHEN

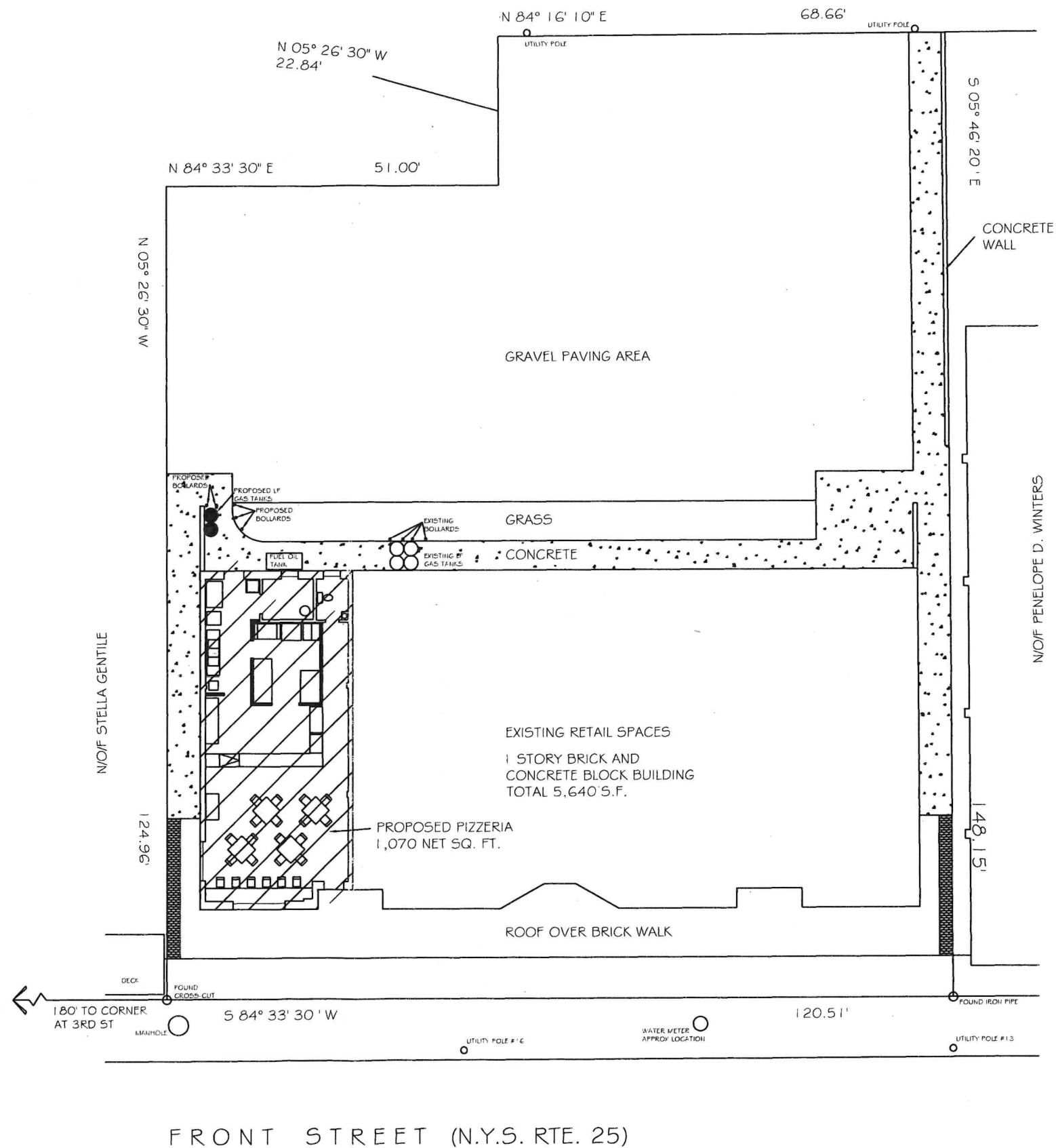


HAND SINK

MOP SINK

TO EXISTING
SEPTIC SYSTEM

PLUMBING DRAINAGE RISER
(NOT TO SCALE)



SITE PLAN EXISTING EXCEPT AS NOTED

BASED ON SURVEY BY:
JOSEPH A. INGEGNO LAND SURVEYOR

DATED: SEPTEMBER 6, 2001
AREA: 16,595.41 SF / 0.381 A.
SCTM No: 1001-04-09-23.4

SCALE: 1"=20'
JUNE 3, 2025

PROPERTY IS ZONED 'CR' RETAIL COMMERCIAL
TAKE OUT FOOD AND RESTAURANT ARE
PERMITTED USES
PER VILLAGE OF GREENPORT ZONING CODE
SECTION 150-9 A (3) (a) and (b)

PATEL PIZZA

208 FRONT STREET
GREENPORT, NY

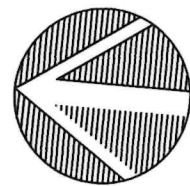
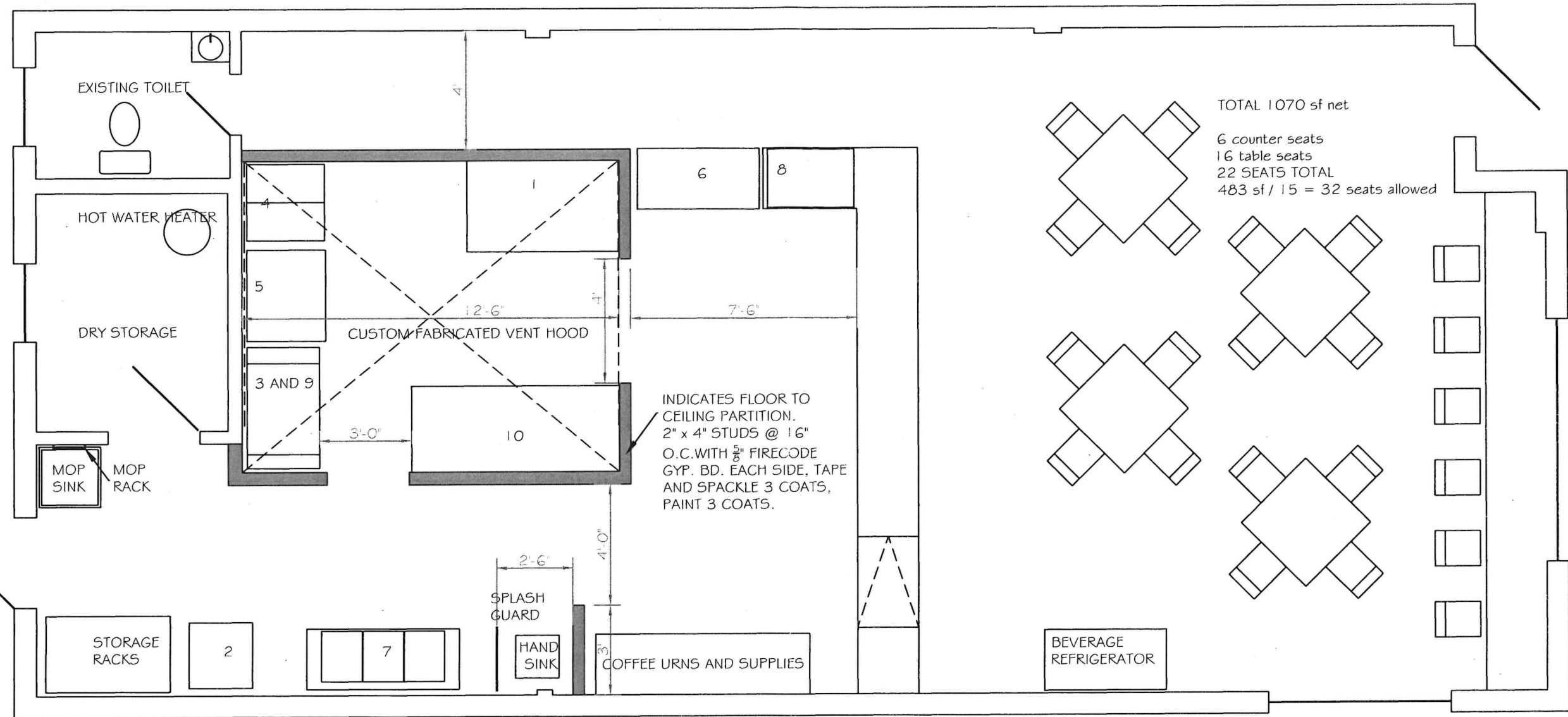
Robert I. Brown Architect, P.C.

205 Bay Ave. Greenport NY
info@ribrownarchitect.com
621-477-0752

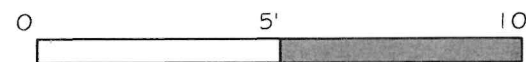
IT IS A VIOLATION OF THE LAW FOR ANY PERSON,
UNLESS ACTING UNDER THE DIRECTION OF A
LICENSED ARCHITECT, TO ALTER ANY ITEM ON
THIS DRAWING IN ANY WAY. ANY AUTHORIZED
ALTERATION MUST BE NOTED, SEALED, AND
DESCRIBED IN ACCORDANCE WITH THE LAW

PIZZA SHOP

June 23, 2025
scale: 1"= 20'



FLOOR PLAN



EQUIPMENT LIST

- 1 PIZZA OVEN 60"x36" GALAXY GROUP MODEL F578G-2
- 2 PLANETARY MIXER EURDIB USA MODEL M40A220ETL
- 3 GRIDDLE TOP ATOSA USA MODEL ATTG-36
- 4 PITCO FRIALATOR 45C+S FRYER
- 5 36" RANGE ATOSA MODEL AGR-6B-LP
- 6 HOT FOOD SERVING COUNTER/TABLE MODEL WSTG-400
- 7 3 COMPARTMENT SINK SAPPHIRE MODEL SMS1818-3
- 8 DISPLAY CASE OMCAN RC-CN-01865-5
- 9 EQUIP STAND/REFRIG BASE ATOSA USA MODEL MGF8450GR
- 10 PIZZA PREP REFRIG OMCAN PT-CN-0580

PATEL PIZZA

208 FRONT STREET
GREENPORT, NY

Robert I. Brown Architect, P.C.

205 Bay Ave. Greenport NY
info@ribrownarchitect.com
631-477-9752

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PIZZA SHOP

May 27, 2025
scale: 1/4" = 1'