

Reference: 123 Sterling Avenue

To Whom It May Concern:

We are submitting to you a site plan modification for the proposed parking layout along Sterling Avenue and entrance on Ludlum.

We reduced the parking spaces along Sterling Avenue from 21 spaces to 12 spaces. By doing so we added much more greenspace and sidewalks and curbing. This has no effect on the parking requirement by code as we are utilizing the land banked spaces that was approved originally. We will still have land banked spaces but these will be where we replace parking spaces on Sterling with greenspace.

Along Ludlum we are proposing to utilize the curb cut that is already in place, this does not affect the parking count. The goal here is to utilize the current curb cut, leave the cul-de-sac in as is this way we still have an entrance into the property without effecting the cul-de-sac. This will help with snow plowing by the village and leave access to the village sewer manhole that in in that area for operations without having to block and entrance

Please see site plan showing proposed amendment,

Regards

Paul Pawlowski



APR 14 2021

Reference: 123 Sterling Avenue

To Whom It May Concern:

We are submitting the floorplan for the Waterfront Commercial Space

The waterfront commercial space will comprise of 12 Private Yacht Club Spaces as per the floorplan shown.

Attached is the floorplan showing these spaces, along with lobby area and the balance of the waterfront commercial space

Also attached is the language for the attorney general application for the first-floor waterfront commercial space. For these spaces we are proposing the "use" to be private yacht club spaces which is an approved use within the code. We are limiting this use to either private yacht club, art studio or gallery.

Regards

Paul Pawlowski



APR 14 2021



PLANNING BOARD SITE PLAN REVIEW APPLICATION

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

Date of Application _____

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)

Paul Pawlowski

 First Name Last Name Business Name, if applicable

 Mailing Address City/ Town/ Village State Zip

 Phone # E-Mail/Address

CONTACT PERSON (if different from owner)
The person to receive all correspondence:

SAM

 First Name Last Name Business Name, if applicable

 Mailing Address City/ Town/ Village State Zip

 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: 003 Block: 05 Lot 016.5 016.4

Street Address: 123 Sterling Ave 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

236 Third Street, Greenport, New York, 11944

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Project Information:

Residential Commercial

Proposed Starting Date: *IN PROCESS WITH PROJECT*

Project Description:

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

SEE ATTACHED LETTER

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

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Water Front Commercial Space, Attorney General laungauge. |

Private Yacht Club / Studio Space

Each Market Rate Home at the Condominium includes a private yacht club/studio space located on the first floor of the Building. No private yacht club/studio space in the Condominium may be leased or rented independently from a lease for the entirety of a Market Rate Home, except that the Board of Managers, in its sole discretion, shall have the right to license, rent or otherwise utilize, or permit others to utilize, any portion of private yacht club/studio area not included as part of a Market Rate Home. The private yacht club/studio spaces will be restricted to private yacht club and/or studio use(s) only; provided such use(s) remain permitted by applicable zoning regulations, including without limitation the zoning regulations contained in Article IV, Section 150-11 of the Code of the Village of Greenport, and all other laws and rules affecting the private yacht club/studio spaces at the Condominium. Notwithstanding anything to the contrary herein, in no event shall any private yacht club/studio space at the Condominium be utilized for a purpose that is not a "Permitted Use" listed in Article IV, Section 150-11 of the Code of the Village of Greenport, as same may be amended in the future. In addition, the private yacht club/studio spaces at the Condominium may not be utilized for any "Conditional Uses" listed in Article IV, Section 150-11 of the Code of the Village of Greenport, as same may be amended in the future, at any time. The full text of Article IV, Section 150-11 of the Code of the Village of Greenport is set forth in Schedule N of the Offering Plan.

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 14th day
of April 20 21

Signature



Owner or Applicant



Notary Public, Suffolk County, New York

JEANNARIE ODDON
Notary Public, State of New York
No. 01CD6261238
Qualified in Suffolk County
Commission Expires November 14, 2023

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