



# PLANNING BOARD SITE PLAN REVIEW APPLICATION

236 Third Street, Greenport, New York, 11944

(631) 477-0248

[www.villageofgreenport.org](http://www.villageofgreenport.org)

Date of Application 11/25/20

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)

First Name \_\_\_\_\_ Last Name \_\_\_\_\_ Business Name, if applicable PortoBello Restaurant Corp.

Mailing Address 1410 Manhasset Ave, Greenport NY 11944  
City/ Town/ Village State Zip

Phone # \_\_\_\_\_ E-Mail Address \_\_\_\_\_

### CONTACT PERSON (if different from owner)

The person to receive all correspondence:

First Name \_\_\_\_\_ Last Name \_\_\_\_\_ Business Name, if applicable Amp Architecture

Mailing Address 1075 Franklinsville Rd Laurel NY 11948  
City/ Town/ Village State Zip

Phone # (516) 214-0160 E-Mail Address fbrennan@amparchitect.com

**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: 3 Block: 1 Lot 1

Street Address: 1410 Manhasset Ave 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: 3 | 1 | 20

## Project Description:

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

Proposed interior stair bulkhead and roof deck for outdoor dining

First Floor Existing = 3,915 SF.

Proposed roof area = 1,000 S.F.  
18.2' x 55.4'

Existing roof area = 0. S.F.

## 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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BY: .....



[REDACTED]

**Fwd: Construction of Rooftop Deck**

Fri, Nov 6, 2020 at 2:56 PM

[REDACTED]  
See attached from SCBOH waste water management

Forwarded message

[REDACTED]  
Date: Fri, Nov 6, 2020 at 2:55 PM  
Subject: Re: Construction of Rooftop Deck  
[REDACTED]

Hi [REDACTED]

Thank you for this. I will forward this over to our architects who are drafting plans as we speak. They will be filing for permits with the town so if there's anything that comes up we will let you know. I suspect they might require us to have a formal signed letter from your department to submit with our application. Please let me know if this is possible for you to provide.

Thank you for your time.  
[REDACTED]

On Fri, Nov 6, 2020 at 2:05 PM [REDACTED]

Hi [REDACTED]

As per my phone conversation with Bruce, I am reaching out to you in regards to constructing a rooftop seating/dining area at your food service establishment. As this would not extend the footprint of your establishment, and you do not intend to increase seating, approval from the office of Wastewater Management would not be required. You will however need to submit a set of proposed floor plans, at a scale of 1/4 inch = 1 foot, for supervisory review in this office. You should also make sure that there are no additional requirements from the Town.

Please let me know if you have any questions/concerns.

Regards,

Christopher Kandell  
Senior Public Health Sanitarian  
Suffolk County Department of Health Services  
Bureau of Public Health Protection  
360 Yaphank Avenue Suite 2A  
Yaphank, NY 11980  
Desk: (631) 852-5864  
[REDACTED]  
Fax: (631) 852-5871

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**SAFE HARBOR**  
— GREENPORT —  
STIRLING

November 21, 2020

To whom it may concern,

Please be aware that the building of a rooftop deck over the dining room at Porto Bello Restaurant located at 1410 Manhasset Road in Greenport New York has been vetted and approved by Safe Harbor Management. This project is approved with the stipulation that all plans and construction are completed in accordance with all applicable laws and building codes and plans be reviewed and stamped by an engineer with appropriate credentials.

Sincerely,

Sean Gilligan

General Manager | Safe Harbor Greenport & Stirling

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BY: .....

# 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 25<sup>th</sup> day  
of November 20 20

Signature   
Owner or Applicant



Notary Public, Suffolk County, New York



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