



**VILLAGE OF GREENPORT PLANNING BOARD**  
**Work Session and Regular Meeting Agenda**  
**February 25, 2021– 4:00 p.m.**  
**Third Street Fire Station, Greenport NY, 11944**

**236 THIRD STREET**  
**GREENPORT, NY 11944**

**Tel (631) 477-0248**  
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**MAYOR**  
GEORGE W. HUBBARD, JR.  
EXT. 215

**TRUSTEES**  
JACK MARTILOTTA  
DEPUTY MAYOR  
  
PETER CLARKE  
  
MARY BESS PHILLIPS

JULIA ROBINS

**VILLAGE**  
**ADMINISTRATOR**  
PAUL J. PALLAS, P.E.  
EXT. 219

**CLERK**  
SYLVIA PIRILLO, RMC  
EXT. 206

**TREASURER**  
ROBERT BRANDT  
EXT. 217

**Item No. 1**

Motion to accept and approve the minutes of the January 28, 2021 Planning Board Work Session & Regular Meeting.

**Item No. 2**

Motion to schedule the combined Planning Board Work Session and Regular Meeting for 4:00 p.m. on March 25, 2021.

**Item No. 3- 151 Bay Avenue**

Motion to accept the Findings and Determinations for 151 Bay Avenue. This property is located in the R-2 (One and Two-Family) District and is located in the Historic District.

**SCTM # 1001-5.-3-5**

**Item No. 4- 1410 Manhasset Avenue**

Motion to accept the Findings and Determinations for 1410 Manhasset Avenue. This property is located in the W-C (Waterfront Commercial) District and is not located in the Historic District.

**SCTM # 1001-3.-1-1**

**Item No. 5- 37 Front Street**

A Pre-Submission Conference with possible motion to schedule a Public Hearing for March 25; regarding the site plan application of Michelle Alptekin. The applicant proposes to continue the conditional use of a retail establishment, replacing the store formerly known as "Sprout" with "Mimi's Collection". This property is located in the W-C (Waterfront Commercial) District and is not located in the Historic District.

**SCTM # 1001-5.-4-23.1**

**Item No. 6- 45 Front Street**

A Pre-Submission Conference with possible motion to schedule a Public Hearing for March 25; regarding the site plan application of Christoph Mueller. The applicant proposes to continue the conditional use of a restaurant establishment, replacing the name formerly known as "Industry Standard" to "ALPINA." This property is located in the W-C (Waterfront Commercial) District and is not located in the Historic District.

**SCTM # 1001-5.-4-20**

**Item No. 7- 123 Sterling Avenue**

A Pre-Submission Conference with possible motion to schedule a Public Hearing for March 25; regarding the site plan application of 123 Sterling Avenue Corp., represented by Paul Pawlowski. The applicant proposes to modify the approved stipulated use from storage space on the first floor to indoor parking and modify the approved stipulated use on the second floor from open space to storage space. This property is located in the W-C (Waterfront Commercial) District and is located in the Historic District.

**SCTM # 1001-3.-5-16.4/16.5**

**Item No. 8**

Motion to adjourn.