



**VILLAGE OF GREENPORT PLANNING BOARD  
Work Session and Regular Meeting Agenda  
January 28, 2021– 4:00 p.m.  
Via GoToMeeting**

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**MAYOR**

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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 December 28, 2020 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 February 25, 2021.

**Item No. 3- 15 Front Street**

Motion to accept the Findings and Determinations for 15 Front Street. This property is located in the W-C (Waterfront Commercial) District and is not located in the Historic District.

**SCTM # 1001-5.-4-31.1**

**Item No. 4- 151 Bay Avenue**

A Public Hearing regarding the site plan application of Robin Mueller. Applicant Robin Mueller is the new owner of the bed and breakfast located at 151 Bay Avenue, formerly known as "Ruby's Cove Bed and Breakfast," and wishes to open a new bed and breakfast known as "Whaler's Guest House". 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. 5- 1410 Manhasset Avenue**

A Public Hearing regarding the site plan application of Porto Bello Restaurant Corp., represented by AMP Architecture. The applicant proposes to construct a rooftop deck over the dining room for alternative seating, which is a change and expansion of a conditional use in the Waterfront Commercial District. 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. 6**

Motion to adjourn.