



VILLAGE OF GREENPORT PLANNING BOARD
Work Session Agenda
March 31, 2022– 4:00 p.m.
Third Street Fire Station, Greenport NY, 11944

236 THIRD STREET
GREENPORT, NY 11944

Tel (631) 477-0248
Fax: (631) 477-1877

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 February 24, 2022 Planning Board Work Session and Regular Meeting.

Item No. 2

Motion to schedule the next Planning Board Work Session for 4:00 p.m. on April 6, 2022.

Item No. 3

Motion to schedule the next Planning Board Work Session, to be scheduled if applications for consideration are received by 11:30 a.m. on April 15, 2022, for 4:00 p.m. on April 28, 2022.

Item No. 2

Motion to schedule the next Planning Board Regular Meeting for 4:00 p.m. on May 5, 2022.

Item No. 4- 310 Front Street

A Pre-Submission Conference regarding the site plan application of Bryan Villanti and Kathy Lofrese on behalf of Route 48 Partners LLC. The applicant proposes to open a Bike Shop. This property is located in the C-R (Retail Commercial) District and is not located in the Historic District.

SCTM # 1001-4.-8-34.1

Item No. 5- 104 Third Street

A Pre-Submission Conference regarding the site plan application of Eugene Burger on behalf of PORT 104 INC. The applicant proposes to put up an additional canopy similar to what is currently existing. This property is located in the W-C (Waterfront Commercial) District and is not located in the Historic District.

SCTM # 1001-5.-4-3

Item No. 6- 48 Front Street

A Pre-Submission Conference regarding the site plan application of Christoph Mueller on behalf of 48 Front Street Property LLC (Greenhill Kitchen.) The applicant proposes to remove the existing exterior walls and balcony on the second floor. The balcony will be enclosed to provide more space for the interior of the restaurant. The new wall section will include three window units and will be in-kind with the existing siding. This property is located in the C-R (Retail Commercial) District and is not located in the Historic District.

SCTM # 1001-4.-10-32

Item No. 7- 471 Main Street

A Pre-Submission Conference regarding the site plan application of Shari Hymes on behalf of Emily Demarchelier of Demarchelier Bistro. The applicant proposes to install a red retractable awning to protect the outdoor seating area. This property is located in the C-R (Retail Commercial) District and is located in the Historic District.

SCTM # 1001-4.-7-21

Item No. 8- 111 Main Street

A Pre-Submission Conference regarding the site plan application of Robert Brown on behalf of PWIB Claudio Real Estate LLC. The applicant proposes to:

- Extend the existing canopy over the "waterfront" wharf, and
- Use a food truck in front of Crabby Jerry's.

This property is located in the W-C (Waterfront Commercial) District and is also located in the Historic District.

SCTM # 1001-5.-4-25, 38.1, 39

Item No. 9- 817 Main Street

Continued discussion of a Pre-Submission Conference regarding the site plan application of Peter Saitta of SINY Dermatology. The applicant proposes the conversion of a 1-story, existing non-conforming attached garage to residential space as part of the first floor of the existing residence. The space is proposed to then be utilized as a physician's (dermatologist's) office.

Proposed site improvements include the following: new plantings, fences and gates, a driveway and parking area, on-grade paths and walkways, an in-ground swimming pool, a fountain, exterior lighting, and repairs to the existing arbor. This property is located in the R-1 (One Family Residential) District and is also located in the Historic District.

SCTM # 1001-2.-1-25

Item No. 10

Motion to adjourn.