



VILLAGE OF GREENPORT PLANNING BOARD
Work Session & Regular Meeting Agenda
October 28, 2021 – 4:00 p.m.
Third Street Fire Station, Greenport NY, 11944

236 THIRD STREET
GREENPORT, NY 11944

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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 September 30, 2021 Planning Board Work Session and Regular Meeting.

Item No. 2

Motion to schedule the combined Planning Board Work Session and Regular Meeting for 4:00 p.m. on November 29, 2021.

Item No. 3- 124 Front Street

Motion to accept the Findings and Determinations for 124 Front Street. This property is located in the C-R (Retail Commercial) District and is not located in the Historic District.

SCTM # 1001-4.-9-26

Item No. 4- 19 Front Street

A Pre-Submission Conference with possible motion to schedule a Public Hearing for November 29, 2021 regarding the site plan application of Kathleen McDowell. The applicant proposes to have outdoor seating in the rear of the building. This property is located in the W-C (Waterfront Commercial) District and is not located in the Historic District.

SCTM # 1001-5.-4-29

Item No. 5- 817 Main Street

A Pre-Submission Conference with possible motion to schedule a Public Hearing for November 29, 2021 regarding the site plan application of Peter Saitta. The applicant proposes a reversion of a 1-story, existing non-conforming unconditioned garage back to a conditioned residential space. The space will be utilized as a physician'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 repair to the existing arbor. This property is located in the R-1 (One Family Residential) District and is located in the Historic District.

SCTM # 1001-2.-1-25

Item No. 6- 400 Main Street

A Pre-Submission Conference with possible motion to schedule a Public Hearing for November 29, 2021 regarding the site plan application of Matthew Michel. The applicant proposes to make various exterior modifications, per the attached letter. This property is located in the C-R (Retail Commercial) District and is located in the Historic District.

SCTM # 1001-4.-7-24

Item No. 7

Motion to adjourn.

Main & Central Realty

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Greenport, NY
(631) 603-5479
Matt@rollingindoughpizza.com

October 12, 2021

To whom it may concern,

The following is a description of the property at 400 Main St., Greenport along with plans for demolition and redevelopment of the site:

The lot is 17,073.71 SF. The lot is bounded on three sides by streets. On the west side it is bounded by Main Street, on the south side by Central Avenue, and on the east side by Carpenter Street. The lot is at the end of the C-R (Commercial Retail) Zoning District. On the north side, the lot abuts business retail and residential structures.

On the Main Street side, the Lot currently has one 1-story structure of approximately 3310 SF and a 570 SF roofed porch. The rest of the lot is vacant. Currently there are 10 parking spots on the property adjacent to Central Avenue and abutting the building. There is a drop curb along the entire Central Avenue. There are 4' walkways on Main St., Central Avenue and Carpenter Street.

The existing building appears to have been constructed in 1947 as a gas station and a major alteration in the 1980s when it was converted to a restaurant. The walls are load bearing with unreinforced concrete block with stucco exterior. This construction is inadequate and does not meet current building code. The building would need major retrofit to have its current walls and roofs meet the required code. In effect the building structure is not worth preserving.

Architecturally, the building is a "non-contributing" structure in the Historic District and contributes insignificantly to the aesthetic of Main Street. Based on architectural and structural analysis, the building has been deemed non-salvageable.

The owner proposes to demolish the existing structure and create a modern, state of the art building for use as a pizza restaurant with a small retail and residential component. It would be an anchor for the end of the commercial district on Main Street. The proposed building will be set back from Main Street enclosing a court. There will be outdoor seating/dining along Main Street and Central Ave. A green buffer along Main, Central and Carpenter Street will be provided.

The main entrance to the building will be from Central Avenue to reduce congestion on Main Street. One will be able to access both the building and the outdoor seating from this entrance. We are proposing two steps to the entrance in order to prevent and minimize potential flooding of the site and the building. There will be two handicap ramps provided; one on Central Avenue and the other on Main Street.

Along Central Avenue, in order to keep the street line on the east side, adjacent to the restaurant, we are proposing two townhouses. The townhouses will be set back with ample room for circulation. They will have retail on the first floor and apartments on the second floor, with a balcony.

A new curb will be provided along the entire Central Avenue (currently sidewalk is level with the street), mainly for safety of pedestrians and drainage. This will generate approximately 7 off-site parking spaces for the public that currently do not exist. Entrance to on-site parking will be from Central Avenue adjacent to Carpenter Street. We propose 7 on-site spaces including handicap for staff. The parking will be buffered with landscape on Carpenter Street to the one-way parking entrance. The exit points from the parking will be on Carpenter Street. That exit on Carpenter Street will have a large driveway for service and delivery. This entrance will have a 10' buffer to the residential property with 6' high solid fence, trees, and shrubbery.

We believe that the proposed redevelopment of the site is a major enhancement to the end of the C-R district and there will be a significant draw of pedestrians to the end of Main Street. It will be an architecturally *contributing* structure at the end of Main Street and to the entire downtown of Greenport.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Michel". The signature is fluid and cursive, written in a professional style.

Matthew Michel