



VILLAGE OF GREENPORT PLANNING BOARD
Work Session Agenda
September 29, 2016 @ 5:00 p.m. @ the Third Street Fire Station

**236 THIRD STREET
GREENPORT NY 11944**

**Tel: (631) 477-0248
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JACK MARTILOTTA
DEPUTY MAYOR
MARY BESS PHILLIPS
DOUGLAS W. ROBERTS
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 Stirling Square; 300-308 Main Street

Continued discussion on the application for site plan review. An amendment to the previous site plan approved on November 4, 2015 is required. The applicant Robert I. Brown, Architect is representing Stirling Square LLC- Brent Pelton. The applicant has proposed to remodel four existing apartment units into five (Inn) units, and one handicap accessible unit on the ground floor, for a total of six additional inn units, bringing the total of inn units for American Beech Inn to 11 inn units. The proposal includes a renovation of suite 308C (a ground floor space), into a lobby for the Inn, incorporating a new glass façade with interior and new exterior seating and a water feature in the court yard. The proposal includes additional bluestone hardscape for easier handicap accessibility and several ramps providing accessibility to each of the commercial units. The property is located in the Historic District.

Additional plans were received on 8/29/2016 amending the application to include a retractable awning over the American Beech cedar pergola outdoor dining area.

The Historic Preservation Commission has approved the proposal for a retractable awning at the September meeting.

The Historic Preservation Commission has also reviewed the kitchen exhaust vents for the American Beech restaurant and has requested the applicant provide an alternative to the current configuration. The new proposed configuration is to be reviewed at the October 3, 2016 meeting.
SCTM # 1001-4.-7-29.1.

Item No. 2 Vacant Lot east of 217 Monsell Place

The applicant proposes to develop the vacant parcel which he is currently under contract to purchase. Bryan Nicholson is before the board to discuss the proposed construction of a 1 family house on the property located east of 217 Monsell Place. The pre-submission package includes a site plan, floor plans, and elevations. The project as proposed will require one (1) variance.

A revised site plan will be submitted for consideration upon the completion of the Zoning Board Appeal process. The property is located in the R-1 (One-Family Residential) District of the Village of Greenport. The property is not located in the Greenport Village Historic District.

SCTM # 1001-2.-2-29



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Item No 3. 201 Manor Place (ELIH)

Continued discussion and possible action to approve the application for Site Plan review for Eastern Long Island Hospital. Applicant John Condon has been authorized to submit plans for a 66" seawall/curb on the east, south and west sides of the hospital. The proposal also includes the construction of a raised concrete platform for a new electrical generator, located in the rear service area. The application is before the Board of Trustees on September 22, 2016 for approval of the Wetlands Permit Application. This property is not located within the Historic District.

SCTM # 1001-2.-3-2

Item No. 4. 316 Front Street

Motion to accept application and possible action on the Use Evaluation Application from applicant Linda Ruland, Executive Director of Community Action Southold Town, Inc (CAST). CAST has relocated offices to 316 Front Street. This is a permitted use in the CR – Commercial Retail District. This property is not located in the Historic District.

SCTM # 1001-4.-8-33

Item No 5. 313 Third Street

Applicant Rachel Mysliborski for Woodstruck, LLC has submitted a sign application for the retail boutique in Sterlington Commons. Previously approved at the August Regular Session, the sign was redesigned for compliance with all Village sign rules and regulations.

SCTM # 1001-6.-2-23.5

Item No 6. 26A Front Street

Motion to accept Use Evaluation Application from Matthew Kapell, agent for the Olive Branch Cafe. The café is located at 26A Front Street. This is a permitted use in the CR – Commercial Retail District. This property is not located in the Historic District.

SCTM # 1001-4.-9-28.3

Item No 7. Motion to approve the Planning Board minutes of July 7, 2016 and July 28, 2016.

Item No 8. Motion to accept the Planning Board minutes of August 4, 2016 and August 25, 2016.

Item No 9. Motion to adjourn.