



VILLAGE OF GREENPORT PLANNING BOARD
Work Session Agenda
February 23, 2017 @ 5:00 p.m. @ the Third Street
Fire Station

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
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

PUBLIC HEARING:

Public Hearing for the application of Dan Penessi, President of SAKD LLC. Located on the southeast corner of Front and Third Streets, the property is located in the WC (Waterfront Commercial) district. The applicant proposes to construct a hotel, restaurant and retail space. The proposed uses are conditional.

SCTM # 1001-5.-4-5.

REGULAR MEETING:

Item No 1. Corner of Front and Third Streets

Discussion on the application of Dan Pennessi, President of SAKD LLC. Dan Pennessi is before the Board to discuss proposed uses and development of the site located at the corner of Front and Third Streets. The Zoning Board of Appeals has granted the six variances requested to develop the proposed site.

The property is located in the WC (Waterfront Commercial) District, and the proposed uses for the site are conditional uses.

SCTM # 1001- 5. -4- 5.

Item No 2. 625 1st Street

Motion to table the application of James Olinkiewicz, the new owner of the property located at 625 First Street - formerly the Methodist Church - until the scheduled public hearing on March 2, 2017. The application proposes to : sub-divide the property into three conforming residential lots, convert the Church Sanctuary into a single-family residence, create a conforming lot on First Street, and rehabilitate the parsonage. The property is located in the R-2 (One and Two-Family) Zone and the Historic District. The proposed uses are permitted.

SCTM # 1001-2.-6-49.1.

Item No 3. 631 Sixth Street

Motion to accept site plan review application from Hillary Gulley and James Taylor for the construction of a single-family house. The site is located at 631 Sixth Street, is in the R2 (One and two-family) District, and is not located in the Historic District.

SCTM # 1001-6.-3-1.

Item No 4. 104 Third Street

Motion to accept site plan application of Keith and Alison Bavaro. The applicants are proposing to re-open the former Blue Canoe Restaurant, located at 104 Third Street. Zoned in the WC (Waterfront Commercial) District, this property was previously granted a conditional use permit, and is not located in the Historic District.

SCTM # 1001-5.-4-3.



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Item No 5. 211 Front Street

Continued discussion and possible motion to approve the use evaluation for Marie Eiffel LLC. The café is located at 211 Front Street, within the Greenport Movie Theater. Located in the WC (Waterfront Commercial) District, this property has been granted a conditional use permit previously and is not located in the Historic District. The applicant has re-submitted floor plans as requested by the Board.
SCTM # 1001 5.-4-6.

Item # 6. Motion to approve the minutes of the January 5, 2017 meeting.

Item #7. Motion to accept the minutes of the January 26, 2017 meeting.

Item # 8. Motion to adjourn.