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June 19, 2020

Planning Board
Village of Greenport
236 Third Street
Greenport, NY 11944

Re: Site Plan Application
Claudio's Property
PWIB Claudio's
111 Main Street, Greenport, NY 11944

This letter is in response to the report by KPC Planning Services, Inc. regarding the above referenced application.

This letter does not address the parking issue which will be answered by the Management of PWIB Claudio's directly.

Landscaping and Lighting are addressed below.

Regarding Site Development Plan Elements:

Item 1(e): Additional survey information is provided on revised Site plan (June 16, 2020)

Item 2(a): (Contour lines) To the best of my knowledge, belief and professional judgement, there is only a very small area in the northeast corner of the property that is above Elevation 5.0'. The remainder of the property is below 5.0', therefore indication of 5' contours is moot, as there is no regrading planned.

Item 2(b): Regarding floodplains, as now indicated on the revised Site plan, the entire property is within the VE El 9 zone per the FEMA FIRM map No. 36103C0176H.

Item 3(c): There is no anticipated modifications to existing utilities.

Item 3(d): Existing fences, landscaping and screening to remain are indicated on the Site plan.

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Item 4(d): This issue was addressed at Planning Board meetings and public hearings regarding hours of operation.

Item 4(e): Width of new sidewalk is indicated on the Site plan. Additional details will be provided in the construction documents.

Item 4(k): Providing additional drainage is not feasible given the location and topography of the property, which will not change.

Plan Recommendations:

- Barrier at north end of parking lot to remain, as shown on revised Site plan.
- Walk-in coolers are not part of this application
- Paving perimeters have been clarified on revised Site plan.
- Light poles are 15' high. Lighting is designed to provide .5 to 1 foot-candle in parking areas.
- New sidewalk is 5' clear width and indicated on revised Site Plan.
- Parallel parking spaces have been revised to 9' x 22' per planners request, though Greenport Zoning Code required 9' x 20'.
- Planters at the Waterfront and Crabby Jerry's will match those planned for the perimeter of the Veranda at the Restaurant. This is indicated on the revised Site plan.
- Revised Handicap parking spaces are indicted on the revised Site plan.
- Additional landscaping is shown on the revised site plan.

Please let me know if you require any further information.

Thank you.

Robert Brown, Architect