



236 THIRD STREET
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VILLAGE OF GREENPORT PLANNING BOARD
Work Session, Public Hearings, & Regular Meeting
June 28th, 2024 – 4:00 p.m.
Station One Fire House
Third & South Streets, Greenport NY, 11944

Please note that in accordance with the recently enacted revisions to Chapter 150, Zoning, of the Greenport Village Code, public comments can be made in person at pre-submission conferences and written comments will be accepted up to 10 days following the close of pre-submission conferences.

Item No. 1

Motion to accept and approve the minutes of the May 31st, 2024, Planning Board Work Session, Public Hearings, & Regular Meeting.

Item No. 2

Motion to accept and approve the draft minutes of the June 14th, 2024, Planning Board Work Session, Public Hearings, & Regular Meeting.

Item No. 3

Motion to accept and approve pending Findings and Determinations related to Entertainment Permits.

Item No. 4 – 400 Main Street

Pre-Submission Conference regarding the application of Matt Michel on behalf of Main & Central Realty LLC. The applicant proposes to demolish the existing structure and build a new three-story structure. Proposed building breakdown:

- 1st Floor – Restaurant, Bar, Kitchen – 5,323 SF
- 1st Floor – Heated Garage - 987 SF
- 2nd Floor – Apartments - 3,813 SF
- 3rd Floor – Apartments - 2,540 SF

The property is located in the C-R Retail Commercial District and is also located in the Historic District.

SCTM # 1001 -4 -7 -24

Item No. 5

Any other Planning Board business that might come properly before this Board.

Item No. 6

Motion to adjourn.