



236 THIRD STREET  
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EXT 214

**VILLAGE OF GREENPORT PLANNING BOARD**  
**Work Session, Public Hearings, & Regular Meeting**  
**July 12th, 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 schedule a Planning Board Work Session, Public Hearings, & Regular Meeting for 4:00 p.m. on August 23rd, 2024.

**Item No. 2**

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

**Item No. 3 - 102 Main Street**

Public Hearing, discussion, and possible motion to vote on the application of Newco of Greenport, LLC DBA The Shipyard. Applicant is applying for an Entertainment Permit, which requires Planning Board approval. This property is located in the W-C Waterfront Commercial District and is also located in the Historic District.

**SCTM # 1001 -5 -3 -12.2**

**Item No. 4 – 400 Main Street**

Continuation of a 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:

- 1<sup>st</sup> Floor – Restaurant, Bar, Kitchen – 5,323 SF
- 1<sup>st</sup> Floor – Heated Garage - 987 SF
- 2<sup>nd</sup> Floor – Apartments - 3,813 SF
- 3<sup>rd</sup> 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.