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VILLAGE OF GREENPORT PLANNING BOARD
Work Session, Public Hearings, & Regular Meeting
August 23rd, 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 July 12th, 2024, Planning Board Work Session, Public Hearings, & Regular Meeting.

Item No. 2

Motion to accept and approve the minutes of the July 26th, 2024, Planning Board Work Session, Public Hearings, & Regular Meeting.

Item No. 3

Motion to schedule the next Planning Board Work Session, Public Hearings, & Regular Meeting for 4:00 p.m. on September 20th, 2024.

Item No. 4 – 300 Main Street

Motion to extend the Public Hearing on the application of American Beech LLC in respect of modifications to its site plan until the Planning Board's next regularly scheduled meeting. During this time, the interim approval of the site plan modifications as well as the entertainment permit issued in respect of the property shall continue to be in full force and effect. This property is located in the C-R Retail Commercial District and is also located in the Historic District.

SCTM # 1001 -4 -7 -29

Item No. 5 – 400 Main Street

Discussion and possible motion to approve the pre-submission report for the site plan 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. 6

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

Item No. 7

Motion to adjourn.