



236 THIRD STREET  
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**VILLAGE OF GREENPORT PLANNING BOARD**  
**Work Session, Public Hearings, & Regular Meeting**  
**July 28, 2025 – 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 10 days following the close of pre-submission conferences.

**Item No. 1**

Motion to accept and approve the minutes of the April 28, 2025, Planning Board Work Session, Public Hearings, & Regular Meeting.

**Item No. 2**

Motion to accept and approve the minutes of the May 9, 2025, Planning Board Work Session, Public Hearings, & Regular Meeting.

**Item No. 3 – 140 Main Street**

Continuation of a Public Hearing regarding the application of Robert I. Brown, RA on behalf of Mark & Patty Carlos. The applicant proposes to add a second and third floor to the building over existing retail space and create two (2) new apartments (approximately 1,100 square feet each). The property is located in the C-R Retail Commercial District and is also located in the Historic District.

**SCTM # 1001 -5 -3 -18**

**Item No. 4 -208 Main Street**

Public Hearing regarding the site plan Application of Robert I. Brown, RA, on behalf of Ravi Patel. The applicant proposes to open a 1,070 SF, 22-seat, pizza restaurant. The property is located in the C-R Retail Commercial District and is not located in the Historic District.

**SCTM # 1001 4 -9 -23.5**

**Item No. 5**

Presentation and discussion on the results of the Planning Board survey including a discussion with members of the Village's Affordable & Workforce Housing Committee in respect of the development of additional housing opportunities in the Village.

**Item No. 6**

Motion to adjourn.