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VILLAGE OF GREENPORT PLANNING BOARD
Work Session, Public Hearings, & Regular Meeting
January 12, 2026 – 5:00 p.m.
Little Red Schoolhouse
First & Front Streets, Greenport NY, 11944

Item 1.

Motion to accept and approve the minutes of October 27, 2025, Planning Board Work Session, Public Hearings, & Regular Meeting.

Item 2. – 140 Main Street

Motion to approve the continuation of a Public Hearing regarding the application of Robert I. Brown, RA on behalf of Mark & Patty Carlos until Monday, January 26, 2026. 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 3.

Board discussion with respect to a request by the Board of Trustees to review potential changes to Chapter 150-41 & Chapter 150-44 of the Village Code.

Item 4.

Any matters relating to Village planning and zoning that any community member or planning board member wishes to raise for consideration.

Item 5.

Motion to adjourn.