



236 THIRD STREET  
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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.