

MINUTES  
PLANNING BOARD  
VILLAGE OF GREENPORT  
GREENPORT FIRE DEPARTMENT  
THIRD STREET FIRE STATION  
GREENPORT, NEW YORK

June 14, 2024

Present: Patricia Hammes, Chair  
Frances Walton, Daniel Creedon, and Elizabeth Talerman,  
Members  
Michael Noone, Board Clerk  
Brian S. Stolar, Esq., Village Attorney

The meeting was called to order at 4:02 p.m.

The Board opened the public hearing on the application of PWIB Claudio's Management III d/b/a Claudio's Tavern & Grill, 119 Main Street, Greenport, New York, for an entertainment permit pursuant to Village Code §150-51. This property is located in the W-C Waterfront Commercial District and is also located in the Historic District. Premises are also designated as District 1001, Section 5, Block 4, Lot 38.1 on the Suffolk County Land and Tax Map.

The hearing was recorded by video, and the video is available on the Village website. After hearing the testimony of all interested persons, the Board, on motion by the Chair, seconded by Ms. Walton, and adopted unanimously, the Board closed the hearing, and reserved decision.

The Board discussed the Claudio's ("Applicant") application. On motion made by the Chair, seconded by Ms. Walton, and adopted unanimously, the Board (a) finds that the Board is the lead agency under the State Environmental Quality Review Act, the application is a Type II action and no environmental review is required and the applicant

has met or is in compliance with each of the conditions set forth in Village Code §§150-51(C)(4)(a)-(j) and (b) approves Applicant's entertainment permit and authorizes the issuance of the permit by the Building Inspector, subject to the following conditions (i) the operation of the premises for entertainment purposes shall be in compliance with the parameters identified in the application documents, including the "Maps, Security & Sound Mitigation" and "Other Information", (ii) as the use and operation of the site for entertainment purposes is contingent on the obtaining of site plan approval and necessary entertainment permits for the entire site (including both decks, Crabby Jerry's and Claudio's Waterfront), and Applicant has not obtained site plan approval as of yet, but has submitted documentation seeking site plan approval for the entire site, the approval here is issued through September 5, 2024, unless further extended by the Board, (iii) the approval shall be coterminous with the entertainment permits for Crabby Jerry's and Claudio's Waterfront, which also shall be continued through September 5, 2024, unless further extended by the Board, (iv) Applicant's operation for entertainment or catered events shall be in compliance with the Village Code, including Chapters 88 and 150, (v) the entertainment permit only permits entertainment and/or catered events in accordance with the terms and conditions of the entertainment permit, (vi) Applicant shall not permit or provide entertainment or host any catered event that do not strictly comply with the terms and conditions set forth in the entertainment permit, including any applicable conditions set forth in Village Code §150-51, and (vii) Applicant shall provide the Village with mobile phone numbers for any personnel who may be in charge of the premises during the hosting of any entertainment or catered event.

The Board opened the pre-submission conference regarding the application of Robert I. Brown, RA on behalf of Mark and Patty Carlos, 140 Main Street, Greenport,

New York. The applicants propose 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 conference was recorded by video, and the video is available on the Village website. After hearing the testimony of all interested persons, the Board, on motion by the Chair, seconded by Ms. Walton, and adopted unanimously, the Board closed the pre-submission conference.

There being no further business, on motion of the Chair, seconded by Mr. Creedon, and adopted unanimously, the Board adjourned the meeting at 4:42 p.m.

THE ABOVE MINUTES WERE FILED IN  
THE OFFICE OF THE VILLAGE CLERK  
OF THE VILLAGE OF GREENPORT AT

TIME: \_\_\_\_\_ A.M./P.M. ON

DATE: \_\_\_\_\_, 2024

(Month) (Day)

PERSON FILING: \_\_\_\_\_

(Print full name of filer)