



**236 THIRD STREET  
GREENPORT, NY 11944**

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**VILLAGE OF GREENPORT PLANNING BOARD  
Work Session, Public Hearings, & Regular Meeting  
October 27, 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 1. – 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, November 24, 2025. 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 2.**

Opportunity for the downtown business community to address the Planning Board in respect of matters relating to zoning/planning and potential development opportunities to help attract a diverse and vibrant year-round downtown commercial hub.

**Item 3.**

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

**Item 4.**

Motion to adjourn.