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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.