



**236 THIRD STREET
GREENPORT, NY 11944**

**Tel: (631)477-0248
Fax: (631)477-1877**

villageofgreenport.org

**MAYOR
KEVIN STUSSI
EXT 215**

TRUSTEES

MARY BESS PHILLIPS

PATRICK BRENNAN

LILY DOUGHERTY-JOHNSON

JULIA ROBINS

**TREASURER
ADAM BRAUTIGAM
EXT. 217**

**VILLAGE CLERK
CANDACE HALL
EXT 214**

**VILLAGE OF GREENPORT PLANNING BOARD
Work Session, Public Hearings, & Regular Meeting
November 24, 2025 – 4:00 p.m.
Station One Fire House
Third & South Streets, Greenport NY, 11944**

Item 1.

Motion to accept and approve the minutes of September 22, 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 12, 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.

Any 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.