



236 THIRD STREET
GREENPORT, NY 11944

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

villageofgreenport.org

MAYOR
KEVIN STUESSI
EXT. 215

TRUSTEES
PATRICK BRENNAN
DEPUTY MAYOR

LILY DOUGHERTY-JOHNSON

MARY BESS PHILLIPS

JULIA ROBINS

TREASURER
ADAM BRAUTIGAM
EXT. 217

VILLAGE CLERK
CANDACE HALL
EXT. 214

VILLAGE OF GREENPORT PLANNING BOARD
Work Session, Public Hearings, & Regular Meeting
February 23, 2026 – 5:00 p.m.
Station One Firehouse
Third & South Streets, Greenport NY, 11944

Item 1.

Motion to accept and approve the minutes of the November 24, 2025, Planning Board Work Session, Public Hearings, & Regular Meeting.

Item 2.

Motion to accept and approve the minutes of the January 12, 2026, Planning Board Work Session, Public Hearings, & Regular Meeting.

Item 3. – 140 Main Street

Continuation of a Public Hearing regarding the application of Robert I. Brown, RA on behalf of Mark & Patty Carlos. 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 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.