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VILLAGE OF GREENPORT PLANNING BOARD
Work Session, Public Hearings, & Regular Meeting
May 18, 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 April 20, 2026, Planning Board Work Session, Public Hearings, & Regular Meeting.

Item 2. – 1410 Manhasset Avenue

Public Hearing, discussion, and possible motion to vote on the application of Cove Creek Inc. DBA Smugglers Cove. Applicant is applying for an Entertainment Permit, which requires Planning Board approval. This property is located in the R-1 One Family Residential District and is not located in the Historic District.

SCTM # 1001 -3 -1 -1

Item 3. – 111 Main Street

Public Hearing, discussion, and possible motion to vote on the application of PWIB Claudio Real Estate LLC DBA Claudio's Restaurant. Applicant is applying for an Entertainment Permit, which requires Planning Board approval. This property is located in the W-C Waterfront Commercial District and is also located in the Historic District.

SCTM # 1001 -5 -4 -38.1

Item 4. – 111 Main Street

Public Hearing, discussion, and possible motion to vote on the application of PWIB Claudio Real Estate LLC DBA Claudio's Waterfront. Applicant is applying for an Entertainment Permit, which requires Planning Board approval. This property is located in the W-C Waterfront Commercial District and is also located in the Historic District.

SCTM # 1001 -5 -4 -38.1

Item 5.

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

Item 6.

Motion to adjourn.
