

John L. Bourquin  
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[REDACTED] www.gtaw.com

May 1, 2026

*Via Mail and Email*

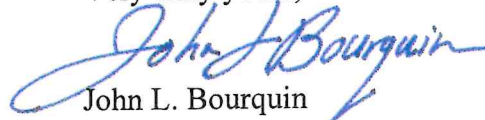
Incorporated Village of Greenport  
Building Department  
Michael Noone, Clerk  
236 Third Street  
Greenport, New York 11944  
mbnoone@villageofgreenport.gov

**Re: Site Plan Application of PWIB Claudio Real Estate LLC  
111 Main Street, Greenport, New York 11944  
SCTM 1001-005.00-04.00-038.001**

Dear Mr. Noone:

In connection with the above-referenced site plan application and related entertainment permit applications, please be advised that the restaurant formerly known as “Charlie Boy” will now go by the name “Claudio’s Restaurant.” The restaurant known as “Claudio’s Waterfront” will retain that name.

Very truly yours,

  
John L. Bourquin

CC:  
Brian S. Stolar, Esq.  
PWIB Claudio Real Estate LLC

RECEIVED

JUL 29 2025

VILLAGE OF GREENPORT  
BUILDING DEPARTMENT



**PLANNING BOARD  
ENTERTAINMENT PERMIT APPLICATION**

236 Third Street, Greenport, New York, 11944

(631) 477-0248 [www.villageofgreenport.org](http://www.villageofgreenport.org)

Date of Application 07/24/2025

All information below is to be completed by the applicant. This completed application is to be accompanied by a separate operating report, and a listing of information as noted in items 3 through 8 of the instructions page. Please refer to Village of Greenport Code Section 150-51 (available on the Village website) for additional details for Entertainment Permits.

**THE OWNER OF THE BUSINESS: (PLEASE PRINT CLEARLY)**

PWIB Claudio Real Estate LLC DBA Charlie Boy

Owner's Name or Legal Entity with DBA, if applicable

111 Main Street, Greenport, New York 11944

Mailing Address	City/ Town/ Village	State	Zip
[REDACTED]	[REDACTED]		

Phone #	E-Mail Address
[REDACTED]	[REDACTED]

**CONTACT PERSON (if different from owner)**

*The person to receive all correspondence:*

Jesse Baer PWIB Claudio Real Estate LLC DBA Charlie Boy

First Name	Last Name	Business Name, if applicable
Jesse	Baer	PWIB Claudio Real Estate LLC DBA Charlie Boy

111 Main Street, Greenport, New York 11944

Mailing Address	City/ Town/ Village	State	Zip
111 Main Street, Greenport, New York 11944	[REDACTED]		

Phone	E-Mail Address
[REDACTED]	[REDACTED]

**ADDITIONAL CONTACT PERSON (if different from owner)**

*The person to receive all correspondence:*

Keith Hancock PWIB Claudio Real Estate LLC DBA Charlie Boy  
First Name Last Name Business Name, if applicable

111 Main Street, Greenport, New York 11944

Mailing Address City/ Town/ Village State Zip

[Redacted] [Redacted]  
Phone # E-Mail Address

**ADDITIONAL CONTACT PERSON (if different from owner)**

*The person to receive all correspondence:*

Brian Doyle Greenberg Traurig, LLP  
John Bourquin  
First Name Last Name Business Name, if applicable

2317 Montauk Hwy., P.O. Box 3048 Bridgehampton, New York 11932

Mailing Address City/ Town/ Village State Zip

[Redacted] [Redacted]  
Phone # E-Mail Address

**LOCATION OF BUSINESS:**

Suffolk County Tax Map Number: 1001 Section: 005.00 Block: 04.00 Lot 038.001

Street Address: 111 Main Street Greenport, New York, 11944

Zoning District:  WC  R1  R2  PD  CR  CG

**List of LLC members (if applicable)**

David Weitz  
Perry Weitz  
Ian Behar  
Jesse Baer

**A brief description of the nature of the activity, use or business of the business, entity and/or property for which the permit is being requested (including whether such business or entity operates all or a portion of its business outdoors).**

Please see Operating Report submitted herewith

**AFFIDAVIT**

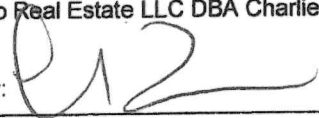
Village of Greenport )  
Town of Southold )  
County of Suffolk ) ss  
of New York )


State

I swear that to the best of my knowledge and belief that the statements contained in this application, together with the plans and specifications submitted, are true and complete statements of proposed work to be done on the described premises and that all provisions of the Building Code, Zoning Code, and all other laws pertaining to the proposed work shall be complied with, whether specified of not, and that such work and inspections are authorized by the owner. The Village of Greenport is hereby granted permission to enter the property listed as the "Location" for the purposes of inspecting my property for a site visit. I understand that if approved, Site Plan approval will be granted and accepted on condition that the provisions of Federal, State and Local rules and regulations, and any additional requirements of the Site Plan are complied with. I understand that any approval granted will be deemed null and void if any information pertaining to restrictions and/or covenants prior to the date of this application are discovered after Site Plan approval is granted. Any violation of all applicable codes, or deviations from the approved Site Plan will result in the immediate revocation of this Site plan approval & legal action will be taken against me. No responsibility rests upon the Village of Greenport, Code Enforcement Official or the Fire Department by reason of this application and permit.

PWIB Claudio Real Estate LLC DBA Charlie Boy

Sworn to be before this 24<sup>th</sup> day  
of July 2025

Signature By:   
Owner or Applicant  
Ms. Celeste Fierro

  
\_\_\_\_\_  
Notary Public, Suffolk County, New York

BRITTANY A CONRAD  
Notary Public, State of New York  
Reg. No. 01CO6245154  
Qualified in Suffolk County  
Commission Expires July 18, 2027

**OPERATING REPORT**  
Entertainment Permit Application of Charlie Boy

Charlie Boy is an Italian restaurant and cocktail bar. It is situated on the west side of Main Street and is within the Claudio's complex, 111 Main Street, Suffolk County Tax Map Number 1001-005.00-04.00-038.001, which premises is owned by PWIB Claudio Real Estate LLC ("Claudio's Management").

Charlie Boy's hours of operation are Mondays 5:00 P.M. to 12:00 AM, Thursdays 5:00 P.M. to 12:00 A.M., Fridays 12:00 P.M. to 12:00 A.M., and Saturdays and Sundays 12:00 P.M. to 12:00 P.M. to 10:00 P.M. Charlie Boy contemplates that special events may be held on any day of the week, not to begin until 1:00 P.M. and ending at the time(s) specified in the Greenport Village Code. Outside of events and live entertainment, Common Country East plays ambient music inside of the restaurant building and on its adjacent patio during service. Charlie Boy, as well as the other restaurants within the Claudio's complex, hosts many village-based fundraisers including but not limited to Police Benevolent Association dinners, hospital fundraisers for Eastern Long Island Hospital, and the Maritime Festival Gala. Floor plans, including a general seating layout, of Charlie Boy are submitted herewith. No stage or dancing areas are currently proposed for Charlie Boy.

In regard to security arrangements, Claudio's Management has worked with Aegis Security since purchasing the Claudio's complex in 2018. Aegis Security has been operating for over twenty years in the marketplace, and has experience with both small and large operations. Aegis's officers are trained, licensed, bonded, and insured. Anywhere from three to eight security officers are onsite during nighttime or live music activities. Claudio's Management has invested heavily in noise mitigation, including but not limited to consultant-informed speaker placement plans to mitigate sound leakage, top-of-the line acoustic barriers throughout the property, and dedicated, on-site sound professionals to manage all systems and musical acts. Claudio's Management has an ongoing relationship with SoundSense, LLC, a reputable sound mitigation consultant with offices in Wainscott and New York City.

Charlie Boy is well situated in Greenport for entertainment, being sited directly on Main Street and far from any residential areas. The nearest residential district to Charlie Boy is over 1,117 feet away *and* westward across Greenport Harbor.

The Claudio's complex is one of the oldest institutions in Greenport, with a heritage tracing back 150 years, and is one of the most iconic locations on Long Island. Generations of people, both local and visitors from across the country and world, visit year after year. By partnering with local bands and DJ's, Claudio's Management is proud to support the arts on the East End.

No responsible person of Claudio's Management has been convicted of any criminal offense.

Claudio's Management was cited in or around 2022 for not having correct site plan approvals, but this matter was settled in Southold Town Justice Court in November, 2022, which was the impetus for the Site Plan and associated professional sound mitigation plans currently under review before the Planning Board.

The Planning Board should be advised that in addition to the pending site plan application before the Board, applications for signage at the property were filed with the Historic Preservation Commission on July 9, 2025.

Claudio's Management purchased the Claudio's complex in 2018 and is committed to ensuring Claudio's success for another 150 years. Principal Celeste Fierro oversees every element

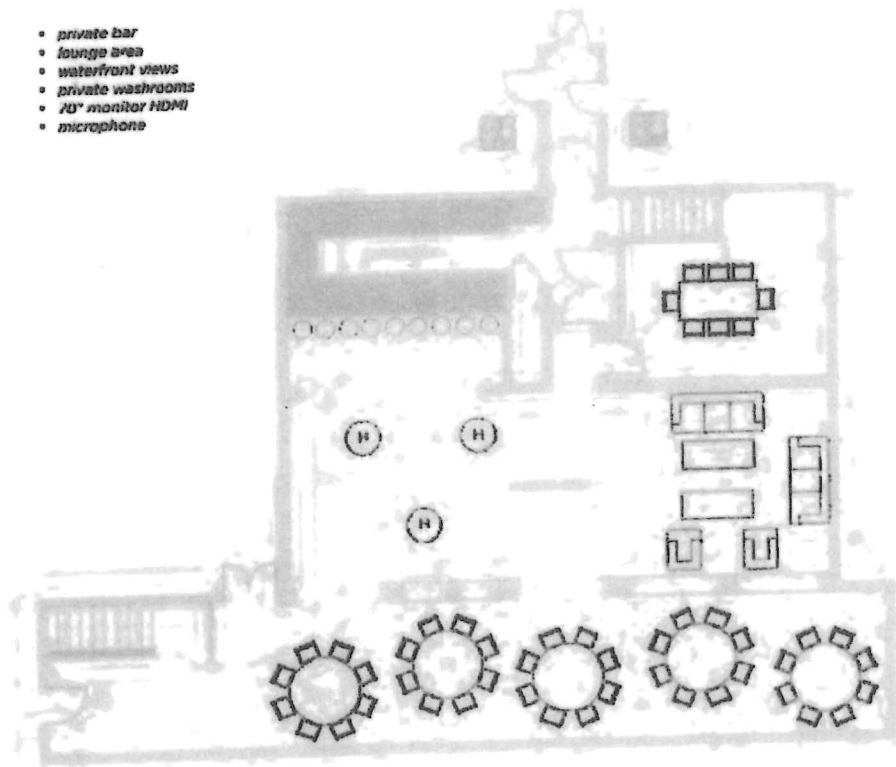
# FLOORPLANS

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## Charlie Boy

### 2nd Floor

- private bar
- lounge area
- waterfront views
- private washrooms
- 70" monitor HDMI
- microphone



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GREENPORT, NY | 631.477.0527 #6 | [events@claudios.com](mailto:events@claudios.com) [CLAUDIOS.COM](http://CLAUDIOS.COM)



2

*1st Floor*

- 100+ seated
- 125+ cocktail
- bar & lounge area
- waterfront views
- indoor/outdoor space
- veranda
- 5 48" monitors w/ HDMI
- microphone

