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VILLAGE OF GREENPORT
BUILDING DEPARTMENT



PLANNING BOARD
ENTERTAINMENT PERMIT APPLICATION

236 Third Street, Greenport, New York, 11944

(631) 477-0248 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 Claudio's Waterfront

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

CONTACT PERSON (if different from owner)

The person to receive all correspondence:

Jesse

Baer

PWIB Claudio Real Estate LLC DBA Claudio's Waterfront

First Name

Last Name

Business Name, if applicable

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]

ADDITIONAL CONTACT PERSON (if different from owner)

The person to receive all correspondence:

Keith Hancock PWIB Claudio Real Estate LLC DBA Claudio's Waterfront
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 or 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's Real Estate LLC DBA Claudio's Waterfront

Sworn to be before this 24th day
of July 20 25

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 Claudio's Waterfront

Claudio's Waterfront is a seafood restaurant and cocktail bar. It is situated on the westerly pier of the Claudio's complex at 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").

Claudio's Waterfront's hours of operation are Mondays through Sundays, 11:00 A.M. to 9:00 P.M. Claudio's Waterfront 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, Claudio's Waterfront plays ambient music inside of the restaurant building during service. Claudio's Waterfront, 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 Claudio's Waterfront are submitted herewith. No stage or dancing areas are currently proposed for Claudio's Waterfront.

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, 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.

Claudio's Waterfront is well situated in Greenport for entertainment, being one of the most remote properties in this Waterfront Commercial district, far from any residential areas. Claudio's Waterfront is approximately 600 feet away from the intersection of Main Street and Front Street. The nearest residential district to Common Country East is over 1,000 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 of the business along with Operations Directors Jesse Baer and Keith Hancock. Ms. Fierro started her career in 1997 and founded Cititaste Events, which has since become one of New York City's most successful hospitality companies. Implementing her management experiences and culinary skills she has opened and operated 45 restaurants worldwide.

PWIB Claudio Real Estate LLC,
DBA Claudio's Waterfront

By: 
Celeste Fierro

FLOORPLANS

The Waterfront

- 220+ seated
- 300+ cocktail
- retractable roof & walls
- lounge area
- waterfront views
- best sunset
- wireless microphone

