



**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 4-22-26

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)**

Cove Creek Inc - Smugglers Cove

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

1410 Manhasset Avenue Greenport NY 11944

Mailing Address

City/ Town/ Village

State

Zip

Phone #

E-Mail Address

[REDACTED] smugglerscoveinfo@gmail.com

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

*The person to receive all correspondence:*

JOE  
First Name

DONAGHER  
Last Name

Smugglers Cove  
Business Name, if applicable

1410 Manhasset Ave Greenport NY 11944

Mailing Address

City/ Town/ Village

State

Zip

Phone #

E-Mail Address

[REDACTED] smugglerscoveinfo@gmail.com

ADDITIONAL CONTACT PERSON (if different from owner)

The person to receive all correspondence:

ROZ	DONAGHER	Smugglers Cove
First Name	Last Name	Business Name, if applicable
1410 MANHANSSET AVENUE		GREENPOD NY 11944
Mailing Address	City/ Town/ Village	State Zip
[REDACTED]	smugglerscoveinfo@gmail.com	
Phone #	E-Mail Address	

ADDITIONAL CONTACT PERSON (if different from owner)

The person to receive all correspondence:

First Name	Last Name	Business Name, if applicable
Mailing Address	City/ Town/ Village	State Zip
Phone #	E-Mail Address	

LOCATION OF BUSINESS:

Suffolk County Tax Map Number: 1001 Section: 3 Block: 1 Lot 1

Street Address: 1410 MANHENSEL AVENUE Greenport, New York, 11944  
Zoning District:  WC  R1  R2  PD  CR  CG

List of LLC members (if applicable)

N/A

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).

Smugglers Cove is a full service restaurant and bar with indoor and outdoor seating that intends to offer live music both indoor and outdoors

Cove Creek Inc dba Smugglers Cove Restaurant

1410 Manhasset Avenue,

Greenport, NY 11944

631 477 6305

[smugglerscovenof@gmail.com](mailto:smugglerscovenof@gmail.com)

## Operating Report

- A. Smugglers Cove intends to provide live music entertainment for our restaurant and bar patrons within both our indoor and outdoor patio spaces. We are open for lunch and dinner services, offering a complimentary space for local musicians to showcase their work in a comfortable environment for families and friends. We anticipate a maximum capacity of 129 persons, as outlined by the Village, the Suffolk County Department of Health, and the Fire Marshal.
  - B. We plan to host entertainment during regular business hours and for special events, adhering strictly to Village Code and regulations, specifically Chapter 88 and its proposed amendments. Outdoor live entertainment will conclude by 9:00 PM.  
No alterations to our regular seating operations are proposed.
  - C. There is no intention to install permanent stages or dancing areas. Security arrangements will be implemented as necessary. To respect the surrounding neighborhood, speakers will not be directed outward from the property, and volume levels will be carefully managed.
  - D. Music and entertainment volume levels will be managed to respect surrounding neighborhoods.
  - E. Smugglers Cove is a family friendly casual restaurant, where most of the music heard is through our own stereo system. Live Music will include acoustic acts of one to three people.
3. Smugglers Cove will operate March through December 5-7 days per week. Our hours of operation vary based on the time of year.  
Live entertainment intends to be offered Thursday to Sunday during regular hours with a rough start time of 3pm to 8:30pm and special occasion events.  
All our entertainment and catering affairs will adhere to village Chapter 88 code and regulations.
4. Responsible persons include Joe Donagher (owner), Patrick Donagher Roz Donagher.
5. No responsible person of the business has been convicted of any criminal offenses whether misdemeanor or felony, within the past (5) years.
6. There are no known code violations for any responsible person, property owned by responsible persons, or business operated by responsible persons in New York within the last (5) years.
7. The building inspector may request additional information deemed necessary for review and administering the provision of the Chapter.
8. N/A - There are no covenants and / or restrictions.
9. N/A - Cove Creek Inc is not an LLC

Sincerely,

Joe Donagher

Owner

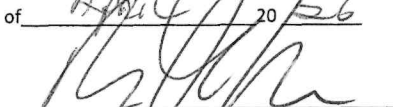
Cove Creek Inc.


**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.

Sworn to before this 29<sup>th</sup> day  
of April 2026  
  
\_\_\_\_\_  
Notary Public, Suffolk County, New York

Signature   
\_\_\_\_\_  
Owner or Applicant

**Richard D. Noncarrow**  
**Notary Public, State of New York**  
**No. 01NO6224106**  
**Qualified in Suffolk County**  
**My Commission Expires June 21, 2026**