



236 THIRD STREET  
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**VILLAGE OF GREENPORT PLANNING BOARD  
Work Session, Public Hearings, & Regular Meeting  
March 1st, 2024 – 4:00 p.m.  
Station One Fire House  
Third & South Streets, Greenport NY, 11944**

Please note that in accordance with the recently enacted revisions to Chapter 150, Zoning, of the Greenport Village Code, public comments can be made in person at pre-submission conferences and written comments will be accepted up to 10 days following the close of pre-submission conferences.

**Item No. 1**

Motion to accept and approve the minutes of the February 2nd, 2024, Planning Board Work Session, Public Hearings, & Regular Meeting.

**Item No. 2 – 300 Main Street**

Continuation of a Public Hearing, discussion, and possible motion to vote on the application of American Beech Restaurant LLC. Applicant is applying for an Entertainment Permit, which requires Planning Board approval. This property is located in the C-R Retail Commercial District and is also located in the Historic District.

**SCTM # 1001 -2 -3 -10**

**Item No. 3 – 11 North Street**

Application of Marc Rishe on behalf of 11 North Street Sound LLC for approval of a curb cut. Applicant proposes to renovate an existing house and demolish the garage. Applicant requests a curb cut, which requires Planning Board approval. The property is located in the R-2 One- and Two-Family Residential District and is also located in the Historic District.

**SCTM # 1001 -4 -3 -22.5**

**Item No. 4 – 326 Front Street**

Continuation of a Pre-Submission Conference regarding the application of Dillon Prives on behalf of 326 Front Street Properties, LLC. The applicant proposes extensive renovations and reconstruction to an existing hotel, including adding an additional third floor. This reconstruction will increase existing square footage from 15,042 to 24,099, and existing rooms from 34 to 56. The plan also proposes increasing the available seats in the restaurant from 45 seats to 65 seats. The property is located in the C-R Retail Commercial District and is not located in the Historic District.

**SCTM # 1001 -4 -8 -29, 30, 31**

**Item No. 5 – 200 Main Street**

Discussion and possible motion to approve the pre-submission report for the site plan application of HF2 Hotel Owner LLC. The applicant proposes the new construction of an 8,174 square foot, 2-story, 18 room Inn. This property is located in the C-R Retail Commercial District and is also located in the Historic District.

**SCTM # 1001 -4 -10 -16**

**Item No. 6**

Any other Planning Board business that might come properly before this Board.

**Item No. 7**

Motion to adjourn.