



PLANNING BOARD
ENTERTAINMENT PERMIT APPLICATION

236 Third Street, Greenport, New York, 11944

(631) 477-0248 www.villageofgreenport.org

RECEIVED

20 2024

VILLAGE OF GREENPORT
BUILDING DEPARTMENT

Date of Application 02/16/24

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)

PORT 104 Inc

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

104 Third Street

Greenport

New York

11944

Mailing Address

City/ Town/ Village

State

Zip

63 [REDACTED]

info@portwaterfront.com

Phone #

E-Mail Address

CONTACT PERSON (if different from owner)

The person to receive all correspondence:

Jonathan

Cepelak

PORT Waterfront Bar & Grill

First Name

Last Name

Business Name, if applicable

104 Third St, Greenport, NY 1944

Mailing Address

City/ Town/ Village

State

Zip

[REDACTED]
Phone #

jonathan@portwaterfront.com

E-Mail Address

LOCATION OF BUSINESS:

Suffolk County Tax Map Number: 1001 Section: _____ Block: _____ Lot _____

Street Address: 104 Third Street _____ Greenport, New York, 11944

Zoning District: WC R1 R2 PD CR CG

List of LLC members (if applicable)

Keith Bavaro
Alison Bavaro

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).

PORT is a full service restaurant in the town of Greenport. A portion off the business is operated outside under a covered awning and bar.

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 be before this February 16th day
of ~~February~~ 20 24

Signature


Owner or Applicant


Notary Public, Suffolk County, New York

Melissa E Bekisz
Notary Public, State of New York
ID No. 02BEC359352
Qualified in Nassau County 25
Commission Expires May 30, 20__

PORT Waterfront Bar & Grill

Operating Report for Village of Greenport

A. "A summary of the type of catered events and/or entertainment which such business, entity or property intends to provide, including the approximate maximum number of persons anticipated to be present within the business or on the applicable property in connection with the hosting of any entertainment or catered affair."

A. Our restaurant hosts events with musical acts during the week and on the weekends during the summer. It provides a free of charge place for local musicians to showcase their music in a comfortable, outdoor space for families and friends to gather to enjoy the summer. Per the Village of Greenport we are allowed 198 seats.

B. "The approximate anticipated days and hours during which such business, entity or property contemplates hosting entertainment and/or catered affairs; a description of the proposed placement of seating (to the extent seating is to be altered in or at the establishment or applicable property in connection with the hosting of any entertainment or catered affair from that which applies during normal operations of such business)."

B. We host entertainment throughout the summer during our operational hours 3-5 days a week. The hours of operation are abided by our musical entertainment. Typically, during the week music starts around 5 pm and ends at 8pm. Friday, Saturday and Holiday Sundays music starts at 8 pm ends in accordance with proposed Chapter 88 codes. Sundays (non-holidays) 2 pm or 5pm start time. Our seating typically remains the same during these events.

C. "Any stage or dancing areas, security arrangements and any proposed noise mitigation or buffering arrangements to be included in connection with the hosting of entertainment and/or catered affairs."

C. Entertainment at PORT typically plays on our patio facing the gazebo bar, away from the street. There is no stage on property and the dancing area is the patio directly in front of the band. We have a decibel reader on site and all our management team is trained to take a reading and to police the band/crowd if decibel levels go higher than permitted in the town noise ordinance. For entertainment that produces larger crowds we hire licensed security to patrol the property, the street area, and boardwalk.

D. "A statement as to the compatibility of the hosting of entertainment and/or catered affairs with the properties immediately adjacent to the property on which such

entertainment or catered affairs will take place as well as the immediately surrounding neighborhood.”

D. PORT Waterfront’s team are integral parts of the Greenport Village community. We are completely understanding of noise levels and other complications hosting entertainment entails. We work with our neighbors next door (The American Legion and Menhaden Hotel) often and support each other when needed. Our other neighbor, Mitchell Park Marina, we support all summer and even cater to the guests attending Music in the Parks events with food to go in a timely manner, to enjoy while they watch the show. We love the sense of community these events bring and enjoy being able to be a part of that community effort and a staple amongst residents and visitors to our town.

E. “Such other information as to the operation and management of the applicable business, entity or property as the applicant feels is relevant to a determination as to whether such business, entity or property should be granted an entertainment permit.”

E. As a company we do not have anything relevant to add to continue with live music.

PORT Waterfront Bar & Grill Operating Hours

- we are a seasonal, outdoor restaurant and thus our hours of operation vary based on the time of year and weather
- Below is listed a rough outline of how our hours of operation typically follow, our entertainment is between these hours and in accordance with Chapter 88 code

May-June- Wednesday, Thursday- 12pm-11pm
Friday, Saturday- 12pm-1am
Sunday, Monday- 12pm-12am

July-September- Sunday to Thursday- 12pm-12am
Friday, Saturday- 12pm-1am

September-October- Wednesday, Thursday- 12-11pm
Friday, Saturday- 12pm-1am
Sunday, Monday- 12pm-11pm