

Dear Greenport Village Planning Board:

Attached please find an updated application to build an 18-room Inn at 200 Main Street; an opportunity to bring new energy and year-round economic stimulation to a critical, central location in our village. This past year has brought much change and focus on the future of Greenport. The 200 Main Street ownership group has attended, participated, and listened to the community and village leadership. We have heard the village, and its businesses want to be economically self-sufficient every day of the year, it wants business to be compatible and supportive of the working waterfront vision, preserve its historic character, etc. Through this process and the stated goals and vision of village leadership, we have attached what we believe is a pure reflection of what an Inn looks like as a reflection of the focused direction of the village.

Further, we think it is important to note that the 200 Main Street Ownership is not new to Greenport, we may not live here year-round, but we have had a presence for nearly 20 years, specifically as business owners since 2016 when we purchased the Soundview property. We fell in love with this place and subsequently purchased, in 2019, the Harbor Front Inn and finally, 200 Main Street in 2021. Our point is, we are a small group of family and friends who want to integrate and support the overall economic health of Greenport and know that lodging is a core, fundamental way to do this. We also know as well as any small business owner, the economic health of the village needs year-round businesses that create demand for travelers. Travelers spend money where they stay, and this money often stays within walking distance of wherever guests lodge. Our inn will create demand and will be a valuable component contributing to a healthy village economy.

That being said, we have put our participation and listening into action with the attached updated application for 200 Main Street. Here are some highlights that are different from our previous plan. These are based on community feedback and the new zoning rules created by village leadership. We have:

1. Reduced our room density from a count of 25 rooms to 18; or a 28% reduction.
2. Created a minimum room size in excess of the new 200 square feet rule.
3. Reduced parking demand requirements due to its being a much smaller inn.
4. Re-oriented the lobby to the back of the building, off of Carpenter Street to lessen any perceived future traffic burden.
5. We have reduced the size of the building and removed the third floor.
6. Revised the Main Street entrance to include retail per the updated code.

The 200 Main Street design team spent countless hours working with the current code requirements and the proposed 18 room Inn will require two minor variances:

1. Lot coverage variance: the proposed Inn layout will require a 58% lot coverage versus 40% code requirement. Numerically, this is only a 1,582 square foot variance to achieve our combined vision with the further note, most villages in the US have a 100% LCR.
2. Parking variance: The current code requires one parking space for each room and one space per worker. This would require 19 spaces, 3 of which can be accommodated on site, requiring a 16-space variance. Please note, attached is our complete traffic study performed during the summer of 2022.

The proposed Inn, along with Sound View and Harbor Front are year around businesses. We bring tourists and customers to the village's restaurants, retail shops, galleries, events, businesses, and all aspects of the village that visitors enjoy 365-days a year. We are and will continue to be an extension of the village's marketing. We utilize live public calendars, email blasts, digital and other forms of marketing, full and part-time salespeople, etc. to bring visitors to village every day. The new inn will also use said strategies to bring travelers to the village.

Our actions in the attached are a pure reflection of the clear direction set by village leadership and we are excited to take the next steps as we want to continue to support and promote a year-round economy with our investments. Feedback from the business community has been overwhelmingly in support of our new Inn as these core business owners and operators know what we will create will continue to be a complementary business to theirs by bringing shoppers to their stores and filling the seats of their restaurants, galleries, bookstores, barbershops, clothing outlets, ice cream parlors, and all the other places that give our village the character we are known for.



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