



Village of Greenport Building Department

236 Third Street, Greenport, New York, 11944

(631) 477-0248

www.villageofgreenport.org

SITE PLAN REVIEW APPLICATION

INSTRUCTIONS FOR SITE PLAN APPLICATION:

Please submit the following in six (6) sets collated into separate packets, with original signed set and check for filing fee clipped on top.

1. Completed Application signed and notarized.
2. Proposed site plan with all related documents and information.
3. Copies of noted Covenants and/or Restrictions, if applicable.
4. Environmental Assessment Form.

Note: Properties located within the Historic District will require that a completed application be submitted to the Historic Preservation Commission.

Planning Board Fee Schedule:

Site Plan and SEQRA: \$600.00

Site plan review when site is larger than two acres: \$1,000.00

If total square footage of the building or buildings exceeds 10,000 SF: \$1,000.00

If anticipated cost of the project when completed exceeds \$500,000: \$1,000.00

All Planning Board filings will require a deposit of \$1,000.00. to be used for consulting fees if deemed necessary by the Planning Board. (*§ 150-40 Code of The Village of Greenport*)

Please Note:

If this application is applied for by an LLC, a list of acting members of that LLC must be provided with this application.



PLANNING BOARD

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Date of Application _____

All information below is to be completed by the applicant. This completed application is to be accompanied by the proposed Site Plan, Copies of Covenants and/or Restrictions, where applicable, Environmental Assessment Form, building plans showing elevations, setbacks, floor plans, room dimensions, current survey and quality of material, where applicable.

THE OWNER OF THE PROPERTY IS: (PLEASE PRINT CLEARLY)

HF2 Hotel Owner LLC

First Name

Last Name

Business Name, if applicable

327 Court Street, 2nd Floor, Brooklyn, NY 11231

Mailing Address

City/ Town/ Village

State

Zip

917-449-3449

ewarner@eaglepointhotels.com

Phone #

E-Mail Address

CONTACT PERSON (if different from owner)

The person to receive all correspondence:

David J. Gilmartin, Jr., Esq.

Greenberg Traurig

First Name

Last Name

Business Name, if applicable

2317 Montauk Hwy, PO Box 3048, Bridgehampton, NY 11932

Mailing Address

City/ Town/ Village

State

Zip

631-994-2407

david.gilmartin@gtlaw.com

Phone #

E-Mail Address

IF ANYONE OTHER THAN THE OWNER COMPLETES THIS APPLICATION, WRITTEN CONSENT FROM THE OWNER MUST BE SUBMITTED WITH THIS APPLICATION.

Location:

Suffolk County Tax Map Number: 1001 Section: 04 Block: 10 Lot 16

Street Address: 200 Main Street Greenport, New York, 11944

Zoning District: ☐ WC ☐ R1 ☐ R2 ☐ PD ☒ CR ☐ CG

Is property located within the Historic District? ☒ Yes ☐ No



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Project Information:

☐ Residential ☒ Commercial

Proposed Starting Date: 07/01/2024

Project Description:

As an amendment to the previous application filed in March of 2022, HF2 is proposing the redevelopment of 200 Main Street with an 18 room Inn.

Please check the following boxes for permits this project will require:

- ☒ Building Permit
- ☐ Wetlands Permit
- ☒ Suffolk County Planning Board
- ☐ New York State D.E.C.
- ☐ United States Army Corps of Engineers
- ☒ Suffolk County Health Department
- ☐ New York State Department of State Coastal Flood Management

Does this application require a Zoning Board of Appeals Variance? ☒ Yes ☐ No

AFFIDAVIT

Village of Greenport)
Town of Southold)
County of Suffolk) ss
State of New York)

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 20th day
of November 20 23

Signature 
Owner or Applicant



Notary Public, Suffolk County, New York

