

VILLAGE OF BELLPORT, NEW YORK

REQUEST FOR INTEREST

Restaurant, Catering & Hospitality Opportunity at the Bellport Golf Course

UPDATE AS OF 10.15.2026 - Interested Parties new deliverable date is Friday, December 4, 2026.

The Village of Bellport is seeking interest from experienced restaurant, catering, hospitality, event, and related operators regarding the future use of a distinctive Village-owned facility located at the Bellport Country Club. The approximately 20,000-square-foot, two-story building is anticipated to become available for lease in mid-2027.

The Opportunity

The facility, built in 1963, includes a combination of restaurant, commercial kitchen, catering, event, and gathering spaces. Located at 40 South Country Road in Bellport Village, New York, the property is situated within the historic Bellport Golf Course and offers expansive views across the golf course toward the Great South Bay and Fire Island.

The combination of its waterfront setting, established recreational use, event facilities, commercial kitchens, outdoor spaces, and ample parking presents an unusual opportunity for an experienced operator to establish or expand a restaurant, catering, hospitality, or event-oriented business.

The Village is intentionally keeping this Request for Interest broad. While continued restaurant and catering uses are of particular interest, the Village welcomes creative concepts for other compatible uses that complement the golf course, waterfront setting, character of Bellport Village, and needs of the community.

Facility Overview

The approximately 20,000-square-foot, two-story facility is situated within the Bellport Golf Course property.

The first floor currently serves primarily as a catering and event facility and includes:

- Three distinct event rooms that can accommodate separate functions or be combined to create a larger event space
- A large, fully finished commercial kitchen supporting catering and event operations
- A bridal suite
- Restrooms serving the event spaces
- Outdoor patio space suitable for entertaining and events
- A landscaped garden area of approximately 40 feet by 30 feet that has been used for wedding ceremonies and other gatherings
- Elevator access between floors

A separate portion of the first floor is currently occupied by Peter's on the Green, a seasonal restaurant serving primarily breakfast and lunch and generally operating from approximately mid-April through early December.

The second floor contains an additional hospitality and event space of approximately 4,000 square feet, with capacity for approximately 100 guests. This level includes:

- A bar
- A dedicated kitchen/service facility
- Restrooms
- Elevator access

- A balcony overlooking the golf course

The upper-level space and balcony offer particularly attractive views across the golf course toward the Great South Bay and Fire Island.

Facility at a Glance

Approximate Building Size and Capacity: 20,000 square feet; two stories; 617 estimated capacity

First-Floor Cocktail Lounge: Capacity 97

First-Floor Lobby: Capacity 46

Bridal Suite: Capacity 50

Existing Restaurant (Peter's on the Green): Capacity 54

Upper-Level Restaurant/Private Catering Space: Capacity 90

Main Catering Facility: Capacity 280

Capacities are provided for general informational purposes and are subject to confirmation, applicable codes and approvals, and the configuration associated with any future use.

A Distinctive Setting

The Bellport Golf Course occupies approximately 98 acres in Bellport Village in a remarkable setting along the Great South Bay. The historic course, designed by noted golf course architect Seth Raynor, is an established recreational and social destination offering picturesque views of the bay and Fire Island.

The combination of the historic golf course, waterfront location, mature landscape, and existing hospitality infrastructure gives the property a character and setting that would be difficult to replicate elsewhere.

Current Operations and Activity

The facility is presently used principally for weddings, catered events, private functions, restaurant service, and golf-related activities.

The golf course hosts approximately 12–15 tournaments annually, providing additional opportunities for food, beverage, catering, and hospitality services.

The property also offers ample on-site parking to support events and other uses of the facility.

Potential Concepts

The Village is interested in hearing from parties considering concepts that may include:

- Full-service or seasonal restaurant operations
- Wedding, banquet, private-event, and catering operations
- Combined restaurant and catering operations
- Golf- and tennis-related food and beverage services
- Broader hospitality concepts that make creative use of the facility and its setting
- Other compatible commercial or hospitality uses appropriate to the property and Bellport Village

The examples above are not intended to limit responses. The Village welcomes thoughtful concepts that take advantage of the facility's location, existing infrastructure, and potential.

Expression of Interest

At this stage, the Village is seeking to better understand market interest, potential operating concepts, and how experienced operators might envision using the property.

Interested parties are invited to provide a brief description of:

- Their organization and relevant experience
- The concept or potential use they would envision for the property
- Anticipated space and operational needs
- Any preliminary improvements or modifications that may be contemplated
- Initial questions, considerations, or requirements that could help inform a future leasing process

This Request for Interest is exploratory in nature and is not a solicitation for bids or proposals, nor does it obligate the Village to proceed with a formal solicitation, enter into a lease, or enter into any other agreement. Information received may be used by the Village to evaluate market interest and help shape a subsequent formal process.

Interested Parties

Expressions of interest and inquiries should be directed to no later than Friday, December 4, 2026.

Mayor Maureen Veitch

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Original Dated: 9.30.2026, Interested Parties deliverable date is Tuesday, November 3, 2026.