

ARBUS

WHO WE ARE

Most hotel companies
promise connection. We're
built around it differently.

Arbus Hospitality is a Brooklyn-based hotel management company founded by Stephen Chan and Erik Warner, backed by The Center for Responsible Hospitality. Our name comes from the arbuscular mycorrhizal network, the underground system that connects trees, shares resources, and makes forests stronger than any single tree could be alone.

That's not just a metaphor. It's how we operate: design, service, community, and land working as a single interconnected system. Not siloed departments executing against a brand standard.

We manage properties that are genuinely of their place and unmistakably Arbus in how they feel.

OUR LOCATIONS

Jackson Hole, WY

- Anvil Hotel
- Cache House
- Alpine House
- Glorietta Trattoria
- Turpin Meadow Ranch (Moran, WY - 1 Hr From Jackson)

Branson, MO

- The Ozarker Lodge

Greenport, NY

- Sound View Greenport
- Harbor Front Inn
- Halyard Seafood & Bar



OUR PORTFOLIO

One operating philosophy. Many distinct places.

Arbus properties aren't sub-brands or scaled concepts. Each is shaped by its land, its community, and the specific character of the place, then operated with the same underlying intelligence: high standards, genuine hospitality, and the kind of detail that earns return visits.

For groups, this matters. You're not booking a cookie-cutter meeting package in a building that happens to have a view. You're booking a place with its own identity and a team that knows how to make it work for you.

From the North Fork waterfront to the Teton mountains, every Arbus property is designed to give your people somewhere worth being. Not just somewhere to meet.

SOUND
VIEW
1935
GREENPORT NY



SOUND VIEW GREENPORT

WHERE THE SOUND WELCOMES YOU

Just 90 miles from NYC and nestled along the pristine Long Island Sound, your stay at Sound View Greenport is one of learning, connecting, and leisure. A sweeping sense of nostalgia surrounds you as you take a yoga class in the Gathering Room, join a tour at a nearby bio-dynamic farm, or participate in an intimate conversation with an acclaimed artist by a bonfire on the beach.

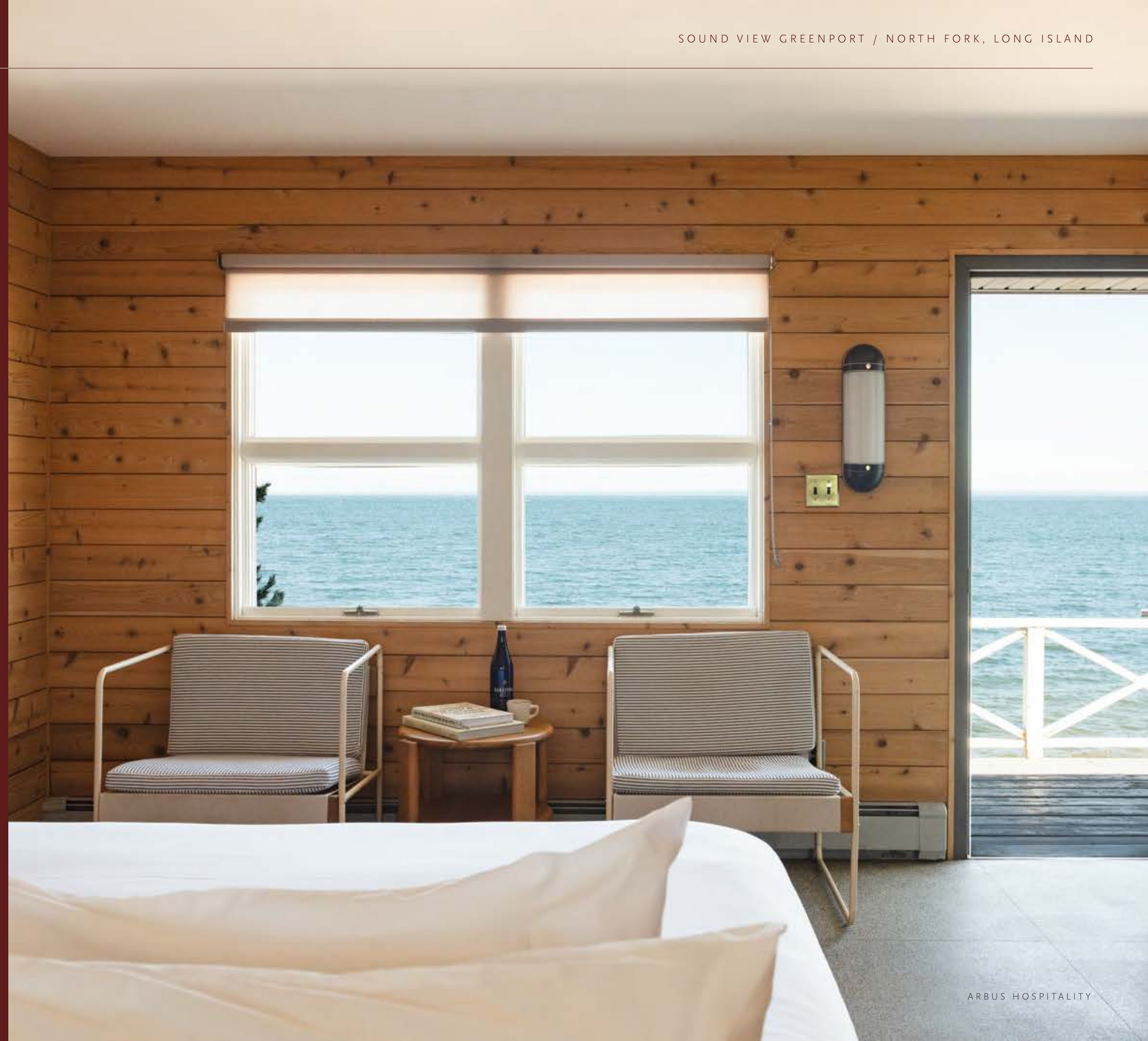
So come reconnect with nature and if you feel so inclined, take a stroll along our private beach, taste the local wines, explore an old fishing village, listen to live music in The Piano Bar, or catch the perfect sunset from The Halyard. You will find that your stay at Sound View Greenport is all about cherishing shared experiences and discovering why we call Greenport home.



CHARMING ACCOMMODATIONS

65 GUESTROOMS

55 of our 65 total guestrooms offer waterfront views and direct access to our private beach. Room blocks are an essential and convenient piece of the event planning process. A Group Room Block typically consists of 10-15 rooms per night while a Full Venue Buyout is between 30-65 rooms per night. Minimum lengths of stay are 2-3 nights depending upon the season.





OUR AMENITIES

INCLUDED IN YOUR STAY

- Complimentary Breakfast
- Private Beach Access
- Outdoor Pool
- Dog Friendly
- Wellness Programming
- Live Music & Cultural Events
- Priority Cruiser Bikes
- Luggage Storage
- On-Site Self & Valet Parking Available
- ADA Rooms





DINING AT SOUND VIEW GREENPORT

THE FLAVORS OF THE NORTH FORK

At Sound View Greenport, dining is a celebration of local flavors and unforgettable experiences. Experience seasonal, farm-to-table meals at The Halyard Restaurant & Bar, year-round, or enjoy casual beachside bites and drinks at Jack's Shack or Low Tide Bar during the warmer months. For a more elevated experience, relax with craft cocktails and live music at The Piano Bar, where the vibe is as smooth as the tunes.



GATHER & CELEBRATE

SPECIAL EVENTS IN GREENPORT

Our Long Island venues are the ideal setting for your next gathering. Whether it's a team-building adventure or a corporate retreat, wedding reception or writer's workshop, Sound View Greenport has a perfect event space to make your next group getaway truly memorable.



MEETING SPACE

THE HALYARD DINING ROOM & OUTDOOR DECK

The Halyard Main dining room is our largest room featuring a private entrance and deck access, bar in the room, coat check, a fireplace, and beautiful waterfront views of the Sound.

Seating:

- Max Standing Capacity: 150 inside - 50 outside (200 total guests)
- Seated with dance floor & no rentals: 100-120 guests
- Classroom Style Seating: 80 guests

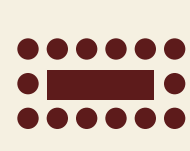




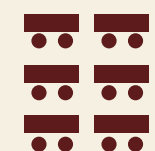
BANQUET
120



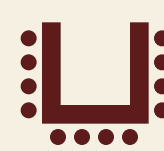
RECEPTION
150



CONFERENCE
40



CLASSROOM
50



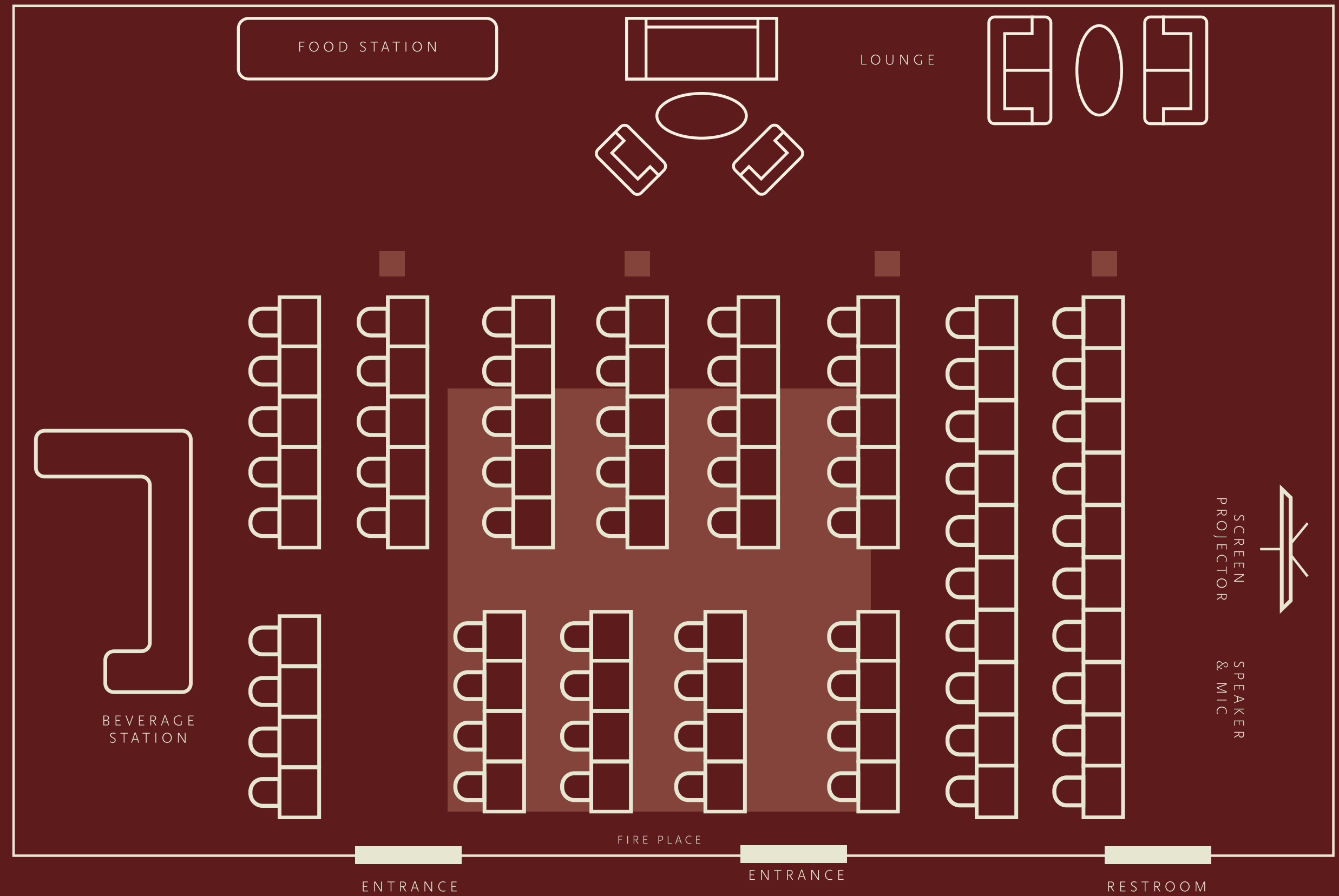
U-SHAPE
40



THEATER
120

ADDITIONAL SETUPS | 2,283 SQ. FT. | 61.42' X 37.17'

**Guest count is based on the available table and chair inventory.
For larger groups, additional rental furniture can be coordinated.*



LARGE GROUP MEETING FLOOR PLAN

Meeting Setup: Classroom | Capacity: 50 guests

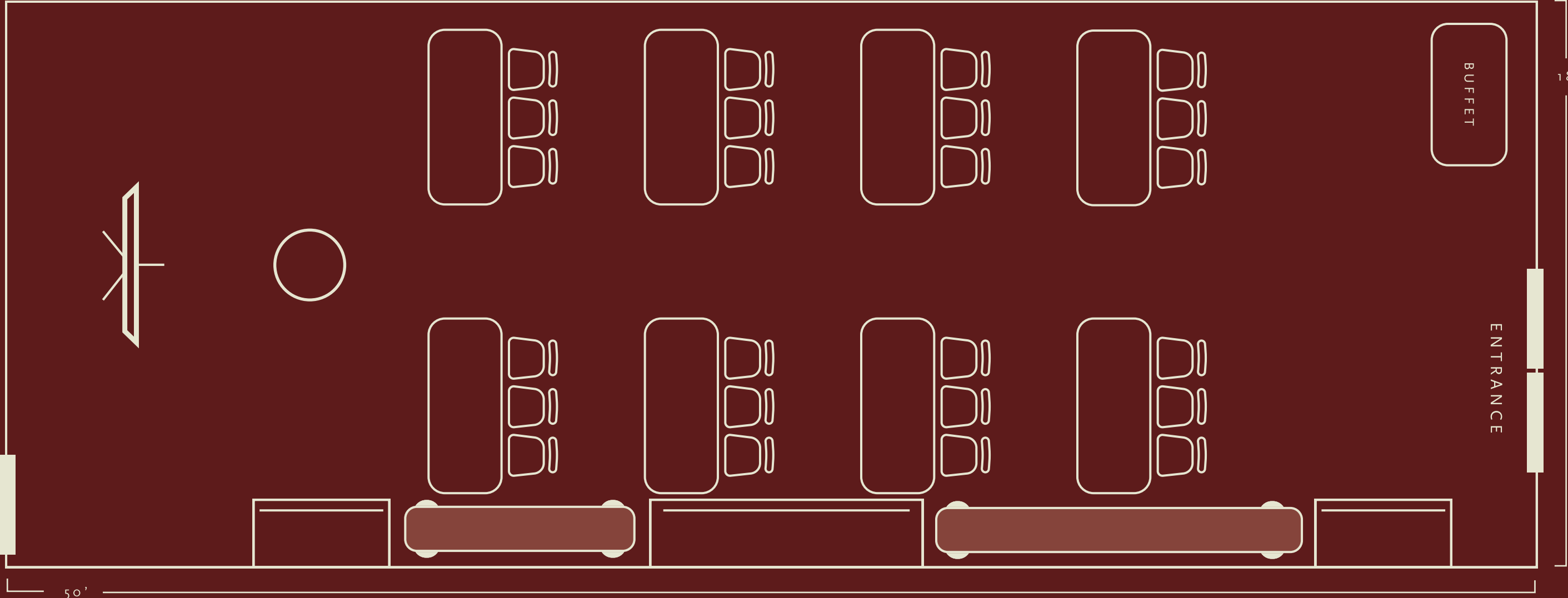
THE LIBRARY

MEETING VENUE

The Library is our smallest room perfect for intimate events and features panoramic views of the Long Island sound. We offer the ability to build a bar in the room for an additional charge based on size of event.

Seating:

- Max Standing Capacity: 60 guests
- Seated: 15-50 guests



24-PERSON MEETING

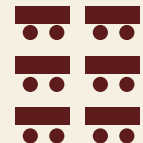
Capacity: 24 guests



RECEPTION
60



CONFERENCE
42



CLASSROOM
24

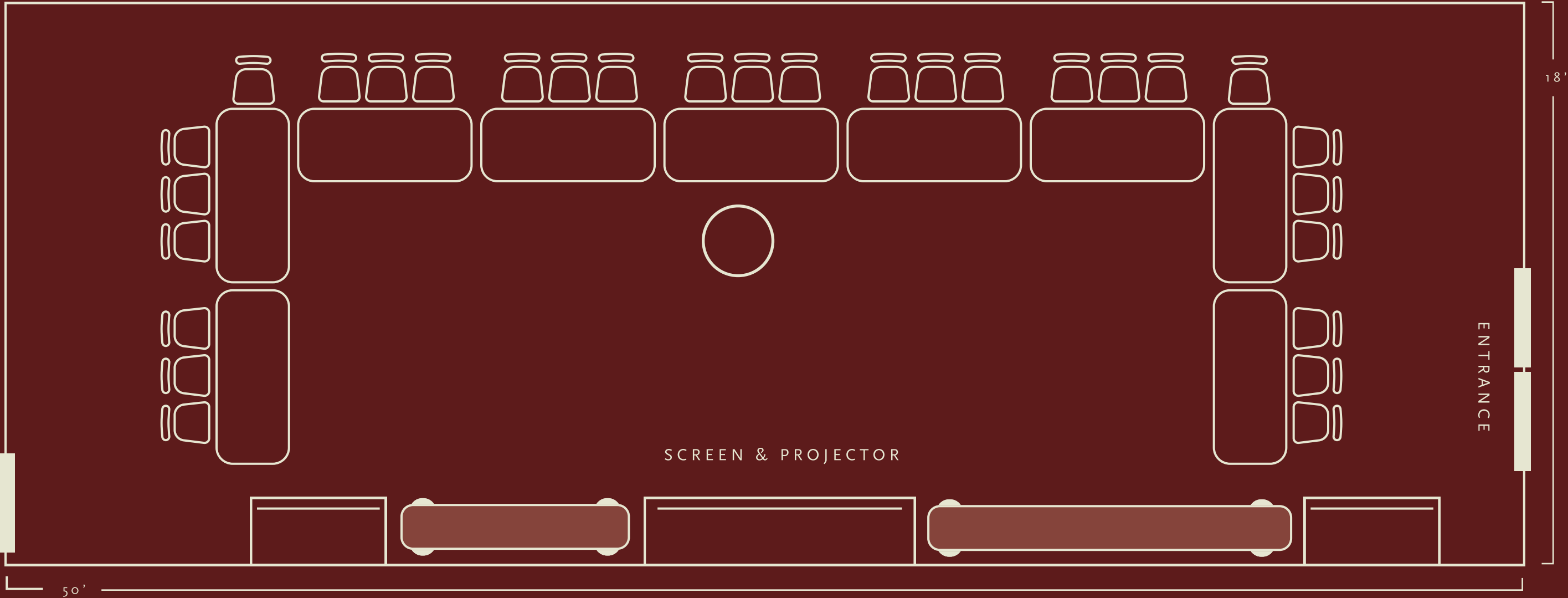


U-SHAPE
22



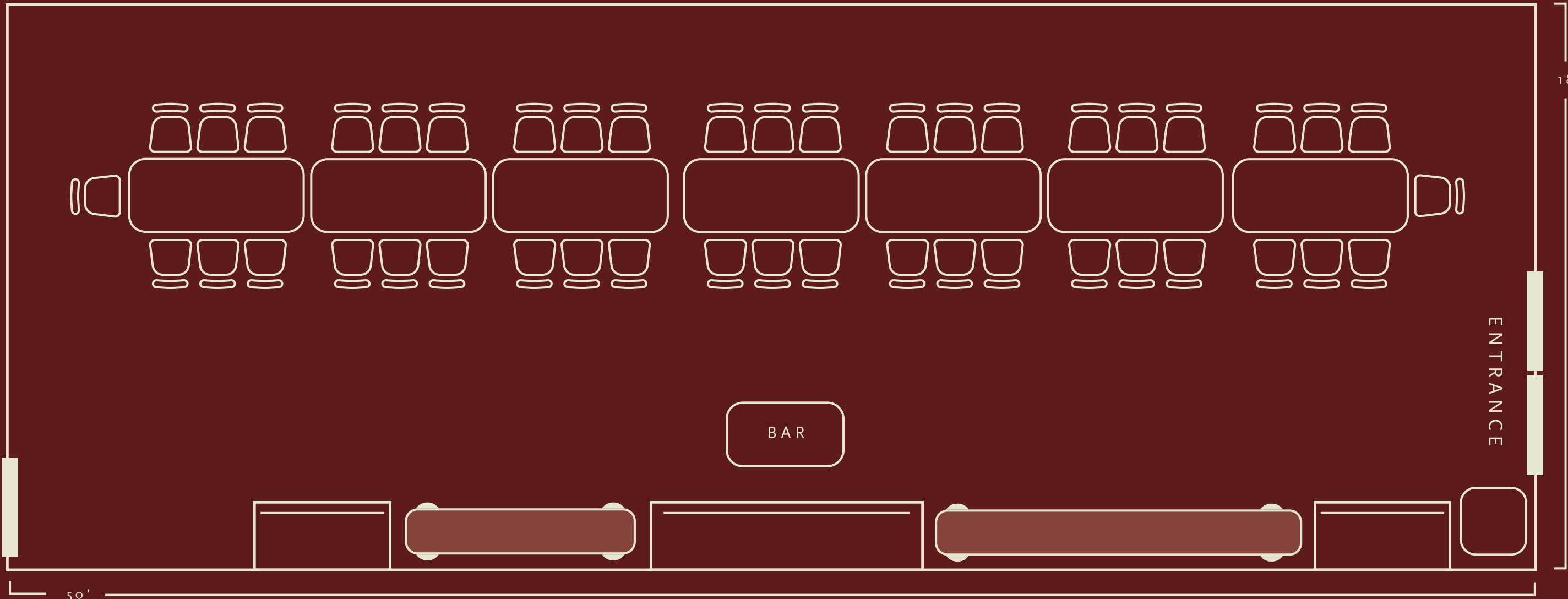
THEATER
60

ADDITIONAL SETUPS | 859 SQ. FT. | 49.58' X 17.33'



U-SHAPE STYLE MEETING

Capacity: 22 guests



ONE LONG TABLE

Capacity: 42 guests

LOBBY, LOUNGE & PIANO BAR

MEETING VENUES

Groups meeting at The Sound View have plentiful opportunities for informal, even spontaneous, breakout sessions in our Lobby, Lounge & Piano Bar. It is also one of the best places on the North Fork to find a craft cocktail while watching the sun set over the Sound.

The Lobby, Lounge & Piano Bar can also be privatized and bought out to accommodate larger party sizes; a full buyout of the entire restaurant includes this meandering, lofty space.

LOCAL EXPERIENCES & GROUP ACTIVITIES

Built-In Programming That Connects Your Group to the North Fork



AGRICULTURE, AQUACULTURE & CULINARY EXPERIENCES

- Private vineyard tastings at local wineries such as Borghese and Macari Vineyards
- Spirits blending sessions at Matchbook Distilling Co.
- Oyster farm tours and local seafood experiences
- Farm tours and seasonal produce experiences with local agriculture and aquaculture partners including: Oysterponds Shellfish Co, KK's The Farm, Peeko Oysters, and North Fork Flower Farm

WATERFRONT & OUTDOOR ACTIVITIES

- Guided paddle boarding, surfing, kayaking, jet skiing
- Sailing excursions, boat and sunset cruises
- Beach bonfires

WELLNESS & TEAM RECHARGE

- Yoga, meditation, reiki, breathwork, and sound healing sessions
- Guided wellness workshops and immersive retreats
- Golfing at nearby courses

CREATIVE & CULTURAL PROGRAMMING

- Artist-led workshops and hands-on creative sessions like pottery and inky classes, terrarium workshops, floral arrangement sessions & watercolor workshops
- Rotating art exhibitions and cultural events
- Live music and intimate performances on property



SOUND
VIEW
1935
GREENPORT NY

HOW TO GET HERE

REACHING US IS SIMPLE & SCENIC

Sound View Greenport is just 2 hours from JFK and Lagoonia airports, 1 hour from MacArthur Airport in Islip, Long Island, or a scenic Long Island Rail Road or Jitney Ride from NYC.

For those traveling from the New England area, guests can take the Cross Sound Ferry from New London, CT (a 1.5 hr ferry ride) to Orient Point.

ARBUS