



INCORPORATED VILLAGE OF PORT JEFFERSON
Building & Planning Department
88 North Country Rd., Port Jefferson, NY 11777
Ph.: (631) 473-4744 Fax: (631)473-2049
www.portieff.com

February 16, 2017
PLANNING BOARD MEETING AGENDA

The Board will convene at 6:00 pm at Village Hall 121 W. Broadway, Port Jefferson. Public Hearings are scheduled for 6:30PM. Please note that the Board may add, delete or change the order of applications on the agenda, as it deems appropriate without further notice.

GENERAL BUSINESS

- Trustee report (BD)
- Approve 1/5/17 & 1/12/17 Draft minutes
- NYPF Conference March 26-March 28, 2017
- Next meeting 3/9/17 Village Hall 6:00PM

DECISION CALENDAR

Danfords Hotel & Restaurant
Site Plan Amendment

Application: #0505-16

Location: 25 E. Broadway

SCTM: Sec.8, Blk.1, Lot 13.11

Zoning: M-W

Applicant: Crest HM LLC c/o Jordan Kowalenko, Project Manager

Contact: Jordan Kowolenko, Project Manager

Owner: Crest HM LLC

Description: Proposed removal of existing deck and installation of new larger deck.

Action: Vote

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Chandler Square
Site Plan Amendment

Application: #496-16

Location: Main St. (Prior Village Way restaurant)

SCTM: Sec.12, Blk.7, Lot 47.11

Zoning: C-2

Applicant: Kristine D'Angelis c/o R-Design Cons Inc.

Contact: Robert Wilkinson, Property manager

Owner: Kristine D'Angelis

Description: Construct new restaurant

Action: Vote



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STAFF UPDATES

**407 East Main Street
Site Plan Amendment**

Location: Post office

Action: Site plan amendment

Zoning: C-1 Central Commercial

Applicant: Colasti Family L.P. (property owner)

Contact: John Huber, Attorney

SCTM: Sec.12, Blk.10, Lot 3.3

Application: 053-16

Description: Applicant requests site plan amendment for existing alterations & parking waiver.

**606 Main Street
Site Plan Amendment & Conditional Use & Change of Use**

Application: #424-14

Location: West side of Main St. approx. 53 ft. south of intersection of Liberty Ave. & Main St.

SCTM: Sec.16, Blk.8, Lot 16

Zoning: R-O Residential Office

Applicant: Hawkins Webb Jaeger c/o Ken Van Helden

Contact: Hawkins Webb Jaeger c/o Ken Van Helden

Owner: Derek & Katherine Wonderland

Description: Proposed non-medical office on the first floor and single family residence on second floor.

**701 Main Street
Site Plan & Conditional Use**

Location: 701 Main Street

Action: Site plan & Conditional Use

Zoning: R-O

Applicant: William Duke & Margaret Carrozza

Contact: John L. Ciarelli, Esq.

SCTM: Sec.12, Blk.11, Lot 11

Application: 385-12RD



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Description: Site Development Application & Conditional use permit. Proposed use is law office on first floor with residence on the second floor, insufficient parking provided. Area variances required.

Public Hearing 6/14/12 postponed to 7/12/12 adjourned to 9/13/12.

9/6/12 Applicant requests adjournment to an open date.

415 Liberty Avenue (Village Vistas)

Site Plan Amendment

1. Modification of Covenant to permit "Vista Pruning" to a portion of the conservation easement to enhance views, appearance and overall viability and health of existing foliage.
2. Modification of orientation of Access to "Walking Path" on Liberty Avenue.