



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

May 11, 2016
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.

6:00PM

GENERAL BUSINESS

- Staff updates (AL)
- Trustee report (BD)
- Approve 5/4/16 Draft minutes

6:30PM PUBLIC HEARINGS

**1217 Main St.
Site Development Plan & Conditional Use**

Application: # 0475-15

Location: 1217 Main Street (between Main St. & First Ave.)

SCTM: Sec.17, Blk. 5, Lot 11.1

Zoning: R-O Residential Office District

Property Owner: Winters Family Foundation

Applicant: Roanoke Holding Inc. c/o Jimmy Barker – Barker Materials LTD

Contact: Campani & Schwarting Architects

Description: Site Development Plan & Conditional Use application to amend the use from an existing single family dwelling to a proposed mixed use building with one non-medical office and one residential unit.

Action: Public Hearing 2/10/16 adjourned to 3/10/16, postponed to 4/14/16 & 5/11/16.



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**134 Main St (Harbor Square Mall)
Conditional Use Site Plan Amendment**

Application: # 0483-16RD

Location: 134 Main St.

SCTM: Sec.12 Blk.7, Lot 39.2

Zoning: C-1 Commercial

Property Owner: Trylon Associates, Inc.

Applicant: Muse Paintbar, LLC

Contact: Stan Finch

Description: Site Development Plan Amendment and Conditional Use application to include conversion of space for 2,850. Sq. ft. restaurant and altered access.

Action: Public Hearing 4/14/16 adjourned to 5/11/16

**116 W Broadway
Site Development Plan & Conditional use**

Application: # 384-12LJ

Location: North side of W. Broadway/SR25A (vacant water authority bldg.)

SCTM: Sec.12 Blk.1, Lot 3

Zoning: MW-2 Marina Waterfront

Property Owner: Enrico Scarda c/o The Crest Group LLC

Applicant: CE Port LLC

Contact: Linda Margolin, Esq.

Description: Reconsideration of conditions imposed by the Resolution of 1/14/15 which granted conditional approval of site plan and special permit for restaurant use.

Action: Public Hearing

STAFF UPDATE (DH)

**407 E. Main Street
Post Office parking lot**