



**INCORPORATED VILLAGE OF PORT JEFFERSON**  
**Building & Planning Department**  
**88 North Country Rd., Port Jefferson, NY 11777**  
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**PLANNING BOARD AGENDA**  
**July 7, 2016**

The regular meetings of the Village of Port Jefferson Planning Board are open meetings, they are not *Public Hearings*. *The Board will convene at 5:00 pm at The Building & Planning office 88 North Country Rd. 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**

- Staff updates
- Trustee report
- Approve draft minutes 6/1/16
- 7/14/16 6:00PM Meeting; 6:30 Public Hearing - Village Hall

**STAFF UPDATES (DH)**

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

**Description:** Single family dwelling proposes mixed office use and residential use.  
**Action:** 5/11/16 Public Hearing closed. 7/12/16 Decision due.

**115 Prospect St.** – Update on site plan amendment.

**PUBLIC HEARING 7/14/16**

**5 Mill Creek Road**  
**Site Plan Amendment & Conditional Use**

**Application:** # 0490-16RD  
**Location:** Gourmet Burger Bistro-5 Mill Creek Rd. (also referenced as 112 Main Street)  
**SCTM:** Sec.12, Blk. 7, Lot 45  
**Zoning:** C-1 Central Commercial District  
**Property Owner:** Pirraglia Realty Corp.  
**Applicant:** Michael Napoli c/o Gourmet Burger Bistro  
**Contact:** Michael Napoli  
**Description:** Site Development Plan Amendment & Conditional Use Application to expand existing restaurant to 1917 sf with 17.25 ft. bar within existing 2-story mixed use building. Waiver of 16 required parking spaces pursuant to Village Code §250-27D(1)(a)[3].  
**Action:** Public Hearing