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

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
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
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.