PLANNING BOARD
AGENDA
April 6, 2017

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 (AL)
- Trustee report (BD)
- 3/9/17 draft minutes to be approved

DECISION CALENDAR

112 Campbell Street
Tree Clearing & Grading

Application: #504-16
Location: 112 Campbell St.
SCTM: Sec. 12, Blk. 5, Lot 9.1
Zoning: R-B3
Applicant: Andrew Malguarnera
Contact: Andrew Malguarnera
Owner: George Gildersleeve
Description: Staff update
Action: Resolution to approve with conditions

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STAFF UPDATES

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).
Action: Staff draft referral to ZBA

703 Main Street
Site Development Plan

Application: #0506-17
Location: 703 Main Street
SCTM: Sec. 12, Blk. 11, Lot 12
Zoning: R-O
Applicant: Diana Aronica
Contact: Enspire Design Group PLLC
Owner: Diana Aronica
Description: Change of use to conditional use (residence and office/studio)
Action: Public Hearing 4/13/17, Staff report
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.
Action: Referral letter to ZBA

304 Main Street
Site Plan Amendment

Application: #0507-17
Location: Billies 1890
SCTM: Sec.12, Blk.7, Lot 33
Zoning: C-1 Commercial
Applicant: Billie Phillips
Contact: Enspire Design Group
Owner: Joe Zangrillo
Description: Façade renovation
Action: Staff update

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.

Action: Staff update
1217 Main St.
Conditional Use & Site Plan Amendment

**Application:** #0475-15LZ  
**Location:** East side of Main Street west of Stony Hill Rd.  
**SCTM:** Sec. 17, Blk. 5, Lot 11.1  
**Zoning:** R-O  
**Applicant:** Jimmy Barker c/o Barker Materials LTD  
**Contact:** Campani & Schwarting Architects  
**Owner:** Winters Family Foundation  
**Description:** Single family dwelling proposes mixed office use and residential use.  
**Action:** Chairman to sign final approved plans.