



**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](http://www.portieff.com)

**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
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**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

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**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

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**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

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**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

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**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.

**Action:** Staff update

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**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.