



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

PLANNING BOARD
AGENDA
May 4, 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 4/14/16
- 5/11/16 6:00PM/6:30PM Meeting/Public Hearing - Village Hall
- 5/12/16 Volunteer's appreciation dinner

STAFF UPDATES (AL)

116 West Broadway (Vacant Water Authority site) (AL)
Site Development Plan & Conditional Use

Application: # 384-12LJ

Location: North side of W. Broadway/SR25A approx. 340 ft. east of the intersection of Barnum Ave. & W. Broadway/SR25A.

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 5/11/16.

201 West Broadway – Port Jefferson Residences (AL)
Conditional Use & Site Plan Application

Action: Public hearing closed 3/12/15. Review color renderings



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APPLICATIONS

216B Main Street (NT) Site Plan Amendment

Application: # 0487-16

Location: 216B Main Street

SCTM: Sec.12, Blk.7, Lot 35

Zoning: C-1

Property Owner: 210-302 Parillo LLC

Applicant: Joseph Ciardullo, c/I C'est Cheese

Contact: Joseph Ciardullo, c/I C'est Cheese

Description: Proposed connection of unoccupied rear space located at 216A Main Street for craft beer retail shop.

Action: Vote

STAFF UPDATES

115 Prospect St. (DH) Conditional Use & Site Plan Amendment

Action: Consideration of Proposed Plans submitted 04/25/16

134 Main St. (NT) Conditional Use Site Plan Amendment

Application: #0483-16 RD

Location: Harbor Square Mall

SCTM: Sec. 12, Blk. 7, Lot 39.2

Zoning: C-1

Applicant: Muse Paintbar, LLC

Contact: Stan Finch

Owner: Bruce Passarelli c/o Tylon Associates, Inc.

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



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134 Main St. (NT)

Site Plan Amendment

Application: #0482-16 LJ

Location: Harbor Square Mall

SCTM: Sec. 12, Blk. 7, Lot 39.2

Zoning: C-1

Applicant: Bruce Passarelli c/o Trylon Associates, Inc.

Contact: Bruce Passarelli c/o Trylon Associates, Inc.

Owner: Bruce Passarelli c/o Trylon Associates, Inc.

Description: Reconfigure existing interior space of commercial multi-tenant building to accommodate a new 1,187 sq. ft. retail space with associated entrance and circulation modifications.

Action: Staff update

APPOINTMENTS

227-250 E. Main St. (DH)

Pre-Submission Conference

Location: Vacant Brookhaven Tax Building

SCTM: Sec. 12, Blk. 3, Lot 7

Zoning: C-1

Applicant: Agrino Holdings, LLC c/o Louis Antoniou

Contact: Eric Nicosia, RA & James Burke, Esq.

Owner: Agrino Holdings, LLC c/o Louis Antoniou

Description: Proposed conversion of 3 first floor retail spaces to a 2738+ sf restaurant and 1140+ sf retail food establishment.

Action: Presubmission Conference

1217 Main St. (DH)

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