



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.portjeff.com

OCTOBER 12, 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 9/6/17 draft minutes
 - Nov 9, 2017 PB Meeting
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STAFF UPDATES

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: Approve bond estimate

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304 Main Street (JS) **Site Plan Amendment**

Application: #0508-17

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: Interior renovation



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211 Main Street (JS) Site Plan Amendment

Application: #-17
Location: Yogo Delish
SCTM: Sec.12, Blk.7, Lot 39.2
Zoning: C-1 Commercial
Applicant: Andrew Malguarnera c/o Permit Expeditors
Contact: Andrew Malguarnera c/o Permit Expeditors
Owner: Michael Rooney
Description: Proposed facade renovations

Hoyt Lane (JS) Tree Clearing & Grading

Application: #-17
Location: West side of Hoyt la.Lot#4 (vacant)
SCTM: Sec.11, Blk.1, Lot 6
Zoning: RB-2
Applicant: Frederick E. Bryant
Contact: Frederick E. Bryant
Owner: Frederick E. Bryant
Description: OTR issued 5/10/17 site cleared of all trees

105 Peninsula (JS) Tree Clearing & Grading

Application: #0529-17
Location: Harbor Hills Estates
SCTM: Sec.5, Blk.4, Lot 7
Zoning: R-B1
Applicant: Christopher Paterno
Contact: Christopher Paterno
Owner: Christopher Paterno
Description: Proposed removal of approximately 45 trees (diseased or dangerously leaning)



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PUBLIC HEARINGS:

Main & Meadow Lot Building (JS)

Site Plan Amendment & Conditional Use

Application: #0513-17

Location: 134 Main St.

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

Zoning: C-1 Commercial

Applicant: Bruce Passarelli c/o Trylon Assoc. Inc.

Contact: Michael Schwarting c/o Campani & Schwarting Architects

Owner: Bruce Passarelli c/o Trylon Assoc. Inc.

Description: Proposed renovations for new restaurant

Northville Industries Corp. (NT)

Minor Subdivision-Lot Line Modification

Application: #522-17

Location: Sheldrake Ave. & Beach St.

SCTM: Sec.7, Blk.1, Lots 6 & 7

Zoning: R-B2 & MW-1

Applicant: Northville Industries Corp.

Contact: Martin Finnegan, Esq. Twomey Latham Shea Kelley Dubin & Quartararo, LLP

Owner: Northville Industries Corp.

Description: Subdivision/lot line modification for a 21,097 sq. ft. land transfer from Tax Map Lot 6 to tax Map Lot 7