



**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)

**NOVEMBER 9, 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 10/12/17 draft minutes
- 2018 Meeting Calendar

**56 Old Homestead Road (NT)**  
**Tree Clearing & Grading**

**Application:** #510-17  
**Location:** 56 Old Homestead Rd.  
**SCTM:** Sec.6, Blk.1, Lot 1.2  
**Zoning:** R-B1  
**Applicant:** Troy Alix  
**Contact:** Erin Sidaras, Esq. Farrell Fritz, P.C.  
**Owner:** Troy Alix  
**Description:** Restoration of the existing RCA path  
**Action:** Chairman to sign final site plan

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**APPOINTMENTS**

**407 East Main Street - (JS)**  
**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.  
**Action:** Staff update



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**STAFF UPDATES**

**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  
**Action:** Open violations

**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:** Confirmation of format of performance bond

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**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)  
**Action:** SEQRA

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**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

**Action:** SEQRA & Open violations

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**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

**Action:** SEQRA & Vote