



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

April 12, 2018
PLANNING BOARD MEETING AGENDA

*The Board will convene at 5:00 pm at Village Hall 121 W. Broadway, Port Jefferson.
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

- Lisa Rickmers, Planner (introduce)
 - Trustee report (BD)
 - Staff report (AL)
 - Approve 3/1/18 draft minutes
 - NYPF Conference 4/22/18-4/24/18
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APPOINTMENTS

440 Main Street (JS)
Site Development Plan & Conditional Use Permit

Application: # 0537-18

Location: 440 Main St.

SCTM: Section 12, Block 9, Lot 3

Zoning: C-1 Central Commercial

Property Owner: Peter & Pina Capobianco

Applicant: Brooks Partners, LLC, Contract Vendee

Contact: Eric J. Russo, Esq.

Description: Proposed 74,033 sq. ft. four story mixed-use apartment/office building with a parking garage.

Action: Applicant to present project to the Planning Board.

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STAFF UPDATES

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: 4/5/18 letter applicant requests extension of condition #5 of 7/6/17 Resolution.

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250 East Main Street (JS) Site Plan Amendment and Conditional Use Permit

Application: # 0536-18

Location: East Main and Main Donut Shop

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

Zoning: C-1 Central Commercial District.

Applicant/Business Owner: Lisa Harris c/o East Main & Main Inc.

Property Owner: Louis Antoniou

Description: Site Plan Amendment & Conditional Use Permit Proposed change from "Retail" to "Retail Food;" a conditional use

Action: SEQRA determination

2/8/18 Planning Board Public Hearing closed.

ZBA Public Hearings 1/25/18, 2/15/18 (left open) & 4/25/18 (continued) for SEQRA determination from PB.

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**701 Main Street (NT)
Site Plan & Conditional Use Permit**

Application No.: # 385-12

Location: South east corner of the intersection of Main St. & Tuthill St.

SCTM: Section 12, Block 11, Lot 11

Zoning: R-O Residential-Office

Property Owner: William M. Duke & Ann-Margaret Carrozza

Applicant: William M. Duke & Ann-Margaret Carrozza

Contact: John L. Ciarelli, Esq.

Description: Proposed mixed use office/residence - ZBA Public Hearing 1/25/18 & 2/15/18 held open

Action: SEQRA determination

2/8/18 Planning Board Public Hearing closed.

ZBA Public Hearings 1/25/18, 2/15/18 (left open) & 4/25/18 (continued) for SEQRA determination from PB.

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NEW APPLICATIONS

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

Application: #0542-18

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

Property Owner: Derek & Katherine Wonderland

Applicant: Hawkins Webb Jaeger c/o Ken Van Helden

Contact: Hawkins Webb Jaeger c/o Ken Van Helden

Description: Proposed handicap wood ramp & modification of approved drainage & grading plan.

Action: Update. ZBA Public Hearing 4/25/18 for area variance for proposed wood ramp.
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1615 Main Street (JS)

Site Plan Amendment & Conditional Use & Change of Use

Application: #0540-18

Location:

SCTM: Sec.21, Blk.6, Lots 9.2, 9.3

Zoning: C-2

Property Owner: Jack Marley c/o JM Realty LLC

Applicant: Parviz Farahzad c/o Upper Port Jefferson Village LLC (contract vendee)

Contact: Salvatore Coco, Architect

Description: Proposed four story mixed use building with first floor retail and second floor 59 apartments

Action: Introduce application

304 Main Street (LR)

Minor Subdivision Lot Line Modification

Application: #0539-18

Location: Billie's 1890

SCTM: Sec.12, Blk.7, Lot 33

Zoning: C-1 Central Commercial

Property Owner: 304 Main St. Inc.

Applicant: Joseph Zangrillo

Contact: Woodhull Expediting, Inc. c/o Amy Devito

Description: Lot line modification to consummate deed transfer of the western portion of the lot to the Incorporated Village of Port Jefferson

Action: Public Hearing 5/10/18.

25 East Broadway (NT)

Site Plan Amendment

Application: #0544-18

Location: Danfords Inn Lighthouse building

SCTM: Sec.8, Blk.1, Lot 13.5

Zoning: MW Marine Water

Property Owner: Enrico Scarda

Applicant: Michael DeMeglio c/o The Crest Group

Contact: Michael DeMeglio c/o The Crest Group

Description: Buildings 3, B & E conversions

Action: Introduce application