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

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.
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.

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.
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.

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