



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

May 3, 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

- Trustee report (BD)
 - Staff report (AL)
 - Approve 4/12/18 draft minutes
 - RD to appoint Chairperson for 5/10/18 Public Hearing/Meeting
 - NYPF Conference expense reports due
-

6:30 PUBLIC HEARINGS

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



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STAFF UPDATES

**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: Resolution vote

**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: Amended Final Approval for proposed tree clearing & grading

Action: Resolution vote

NEW APPLICATIONS

**33 Soundview Dr. (LR)
Tree Clearing & Grading**

Application: # 0548-18

Location:

SCTM: Sec.5, Blk.1 Lot 12

Zoning: R-B2

Property Owner: Kiera Citera

Applicant: Thomas Citera

Contact: Thomas Citera

Description: Removal of 2 trees and approximately 4,800 sq. ft. of natural vegetation.

Action: Review



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**119 Oakwood Rd. (LR)
Tree Clearing & Grading**

Application: # 0547-18

Location: 110 Oakwood Rd.

SCTM: Sec.9, Blk. 3 Lot 2

Zoning: R-B2

Property Owner: Brenda & Brian Batter

Applicant: Brenda & Brian Batter

Contact: Brenda & Brian Batter

Description: Removal of 3 trees

Action: Review

SEQRA

**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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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.

TOWN OF BROOKHAVEN REFERRAL

Setauket Meadows in the Woods @East Setauket
Site Plan

Location: N/s Comsewogue Rd., 629 ft. E/o Coram Rd, Setauket
SCTM: #200 Sec.135, Blk.4, Lot 3
Property Owner: Setauket Meadows in the Woods c/o Enrico Scarda
Applicant: Setauket Meadows in the Woods c/o Enrico Scarda
Contact: J. Timothy Shea, Jr., Esq.
Description: Construction of Senior Retirement Community with a total of 92 units (26 two story buildings, 2 or 4 units per building; 1 and 2 bedrooms) together with site improvements. 10% of said units will be offered as affordable and/or workforce units.
Action: Village of PJ comments or suggested mitigation measures by 5/17/18.