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
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
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.
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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**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.