July 12, 2018
PLANNING BOARD MEETING AGENDA

The Board will convene at 5:00 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.

5:00PM GENERAL BUSINESS

- Trustee report (BD)
- Approve 6/14/18 draft minutes
- Next meeting 9/13/18

STAFF UPDATES

1615 Main Street (JS)
Site Plan Amendment & Conditional Use & Change of Use

Application: #0540-18
Location: Lot adjoining north side of LIRR
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.
Action: Update

11 Meroke Trail (LR)
Tree Clearing & Grading

Application: # 0546-18
Location: Off Puritan Path
SCTM: Sec.9, Blk.4, Lot 3
Zoning: R-B2
 Applicant: Mia Farina
Property Owner: Mia Farina
Description: Tree clearing and grading backyard of property (STOP WORK ORDER ISSUED). Proposed landscape plan to include retaining walls.
Action: Staff update
10 Evans Pl. (LR)
Tree Clearing & Grading

Application No.: # 0541-18
Location: off Shell St.
SCTM: Section 11, Block 2, Lot 20
Zoning: R-B2 Residential
Property Owner: Jim Daly
Applicant: Jim Daly
Contact: Andy Malguarnera, Expeditor
Description: Remove knotweed, install pavers & retaining wall.
Action: Introduce application

6:30PM PUBLIC HEARING

128 East Main St. (NT)
Site Plan Amendment & Conditional Use Permit

Application: # 0524-17
Location: 128 East Main St. (Baker’s Alley)
SCTM: Sec.12, Blk.2, Lot 23
Zoning: C-1
Applicant: Gregory Wilson c/o Rustic Bread LLC
Property Owner: Crest HM LLC
Contact: Woodhull Expediting Inc. c/o Amy Devito

Description: Site Plan Amendment to establish a retail food establishment (bakery), a conditional use in the Central Commercial District.
Action: Public Hearing

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 J. Coughlin Ré, Nielsen, Huber & Coughlin, LLP
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
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 process

Planning Board 2/8/18 Public Hearing closed.
ZBA Public Hearings 1/25/18, 2/15/18 & 4/25/18 (continued) for SEQRA determination from PB.
PH 5/31/18 postponed to 6/21/18 at applicant’s request.

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.
Action: Decision

Planning Board Public Hearing closed 2/8/18.
ZBA Public Hearings 1/25/18, 2/15/18, 4/25/18, 5/31/18 Closed 6/21/18 Decision.
410 Thompson St. (NT)
Minor Subdivision

Application No.: # 0556-18
Location: South side of Thompson St., west of Puritan Path
SCTM: Section 9, Block 6, Lot 32
Zoning: R-B2 Residential
Property Owner: White Birch Circle Realty Corp. c/o William Dries
Applicant: White Birch Circle Realty Corp. c/o William Dries
Contact: Woodhull Expediting c/o Amy DeVito
Description: Proposed minor subdivision to divide parcel into 3 lots
Action: Review Sketch Plan

213 Main St. (NT)
Site Plan Amendment & Conditional Use Permit

Application No.: # 0555-18
Location: Behind “The Amazing Olive “
SCTM: Section 12, Block 3, Lot 3
Zoning: C-1 Commercial
Property Owner: Sterling Brent Real Estate LTD
Applicant: Brent Nemetz, Property Owner
Contact: Brent Nemetz, Property Owner
Description: Existing studio apartment on first floor behind commercial store.
Action: Introduce application

BOT REFERRAL

134 Main St.
Special Use Permit Outdoor Dining Permit

Location: Ocean 88 Restaurant
SCTM: # Sec.12, Blk.7, Lot 39.2
Zoning: C-1 Commercial
Property Owner: Trylon Associates c/o Bruce Passarelli
Applicant: Bruce Passarelli
Contact: Bruce Passarelli
Description: Proposed 3 tables with 12 seats
Action: Review & comments to be sent to BOT
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Zoning: R-B2 Residential
Property Owner: White Birch Circle Realty Corp. c/o William Dries
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