



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

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



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**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



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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 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.



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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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