September 13, 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 7/12/18 draft minutes
• Next Planning Board meeting 10/11/18
• 10/10/18 SCPC Conference Touro Law Center, C. Islip 8:00AM-1:00PM
• 10/18/18 SCOVA Huntington Hilton 5:30PM-9:30PM

6:30PM PUBLIC HEARING (to be postponed)

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 Central Commercial District
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: 7/12/18 Public Hearing left open to be continued on 9/13/18. Postpone from 9/13/18 to 10/18/18.

STAFF UPDATES:
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: Schedule Public Hearing

PJ Free Library (NT)
Site Plan Amendment

Application: # 0458-15  
Location: 100, 110 & 112 Thompson St.  
SCTM: Section 12, Block 4, Lots 9, 10 & 11  
Zoning: R-B 3 Residential District  
Property Owner: Port Jefferson Free Library  
Applicant: Port Jefferson Free Library  
Contact: Farrell Fritz, P.C. c/o John C. Stellakis, Esq.  
Description:  
Action: SEQRA: Establish Lead Agency & Determine Significance

11 Meroke Trail (LR)
Tree Clearing & Grading

Application: # 0546-18  
Location: Off Puritan Path  
SCTM: Sec.9, Blk.4, Lot 3  
Zoning: R-B2 Residential District  
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 (revised plan)
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 District
Property Owner: Jim Daly
Applicant: Jim Daly
Contact: Andy Malguarnera, Expeditor
Description: Tree clearing and grading of property (STOP WORK ORDER ISSUED).
Proposed revegetation plan with retaining walls.
Action: Staff update (revised plan)

34 Waterview Dr. (LR)
Tree Clearing & Grading

Application: # 0561-18
Location: NW c/o Crystal Brook Hollow Rd.
SCTM: Sec.4, Blk.2, Lot 18
Zoning: R-A
Applicant: Chris Millman c/o Owen Brothers
Property Owner: John & Ann Hobbs
Description: Remove 5000 sq. ft. of trees/bamboo & remove existing damaged retaining walls and install new retaining walls
Action: SEQRA: Establish Lead Agency & Determine Significance

305 California Ave. (LR)
Tree Clearing & Grading

Application: #0563-18
Location: Off W. Broadway
Zoning: RB-2 Residential District
Applicant: Amy Raupp
Property Owner: Amy Raupp
Contact: Amy Raupp
SCTM: Sec.15, Blk.3, Lot 25.8
Description: Clearing of overgrowth to plant lawn. Work completed.
Action: Vote
407 East Main St. (JS)
Site Plan Amendment

Location: Post office
Action: Site plan amendment
Zoning: C-1 Central Commercial District
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 St. (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
Contact: Lisa Harris c/o East Main & Main Inc.
Description: Site Plan Amendment & Conditional Use Permit Proposed change from “Retail” to “Retail Food;” a conditional use
Action: Continue 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.

134 Main St. (JS)
Site Plan Amendment

Application: # 0513-17
Location: Harbor Square Mall (Main & Meadow Lot Bldg.)
SCTM: Sec.12, Blk.7, Lot 39.2
Zoning: C-1 Central Commercial District
Applicant: Bruce Passarelli c/o Trylon Associates Inc.
Property Owner: Bruce Passarelli c/o Trylon Associates Inc.
Contact: Campani & Schwarting Architects  
Description: Move interior wall on south side of Ocean 8 restaurant approx. 17 ft. to the north.  
Action: Staff update  

440 Main St. (JS)  
Site Plan and Conditional Use  

Application: # 0537-18  
Location: Cappy's Carpet  
SCTM: Sec.12, Blk.9, Lot 3  
Zoning: C-1 Central Commercial District  
Applicant: Brooks Partners, LLC. - Contract Vendee  
Property Owner: Peter & Pina Capobianco Co-Trustees  
Contact: Eric J. Russo, Esq. c/o Vanbrunt, Juzwiak & Russo, P.C.  
Description: Site Development Plan and Conditional Use Permit for proposed mixed use building.  
Action: SEQRA: Establish Lead Agency, Determine Significance, Review EIS requirements