



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

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
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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:



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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: 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)



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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 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



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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

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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.

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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.



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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
