



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

October 4, 2018
PLANNING BOARD MEETING AGENDA

The Board will convene at 5:00 pm at The Building & Planning Dept. 88 No. Co. Rd. 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.

5:00PM GENERAL BUSINESS

- Trustee report (BD)
- Approve 9/13/18 draft minutes
- Next meeting 10/11/18 6:00PM Village Hall

APPOINTMENTS

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: Staff update



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

NEW APPLICATIONS

**26 Texaco Ave. (NT)
Site Plan Amendment**

Application: #0570-18

Location: C&C Collision

SCTM: Sec.21, Blk.4, Lot 10

Zoning: C-2 Commercial

Property Owner: Charles Dassaro

Applicant: Charles Dassaro

Contact: Charles Dassaro

Description: Proposed addition of two walls for parts storage room

Action: Present application / Vote

.....
STAFF UPDATES

**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 9/13/18.

9/13/18 postponed to 10/11/18



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

156 W. Broadway (NT)

Site Plan Amendment

Application: #0560-18

Location: C/o Beach St. (vacant deli)

SCTM: Sec.11, Blk.3, Lot 20.1

Zoning: M-W

Property Owner: April Sunshine LLC

Applicant: Richard Morrison

Contact: Roseann Grosse

Description: Formalize the current use of the property, two story wood frame mixed use building. First floor retail space (deli) & one (1) residential apt. /Second floor two (2) residential apts.

Action: Present application

.....

120 Brook Rd. (LR)

Tree Clearing & Grading

Application: #0530-17

Location: North side of Brook Rd. nearest to Longfellow La.

SCTM: Sec.15, Blk.6, Lot 5

Zoning: R-B2 Residential

Property Owner: Erica Katz

Applicant: Huston Fernandes

Contact: Huston Fernandes

Description: Violation issued in 2017 due to grading, clearing & removal of vegetation in a regulated fresh water wetlands area.

Action: Update

.....

1615 Main St. (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



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

Description: Proposed four story mixed use building with first floor retail.

Action: Update

407 East Main St. (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

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
