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

-------------------------------
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
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
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