October 11, 2018

PLANNING BOARD MEETING AGENDA

The Board will convene at 6:00 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.

6:00PM GENERAL BUSINESS

- Trustee report (BD)
- Approve 10/4/18 draft minutes
- Next Planning Board meetings 11/1/18 5PM Building/Planning Dept., 11/8/18 6PM Village Hall
- 10/18/18 SCOVA Municipal Training Huntington Hilton 5:30PM-9:30PM
- 10/25/18 East End Planning Conference Hotel Indigo East End 3:00PM-7:30PM
- 10/29/18 Land Use Training Program Hofstra University 5:15PM-9:30PM

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 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.
Postponed from 9/13/18 to 10/11/18.
APPOINTMENTS:

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-A1
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: Update

304 Main Street (JS)
Site Plan Amendment

Application: # 0557-18
Location: Billie's 1890
SCTM: Sec.12, Blk.7, Lot 33
Zoning: C-1 Central Commercial
Applicant: Joseph Zangrillo
Property Owner: 304 Main St. Inc.
Contact: Woodhull Expediting Inc. c/o Amy Devito
Description: Proposed changes to site plan amendment.
Action: Review 5/25/18 submission

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: Staff update
NEW APPLICATIONS

46 Hillcrest (LR)
Tree Clearing & Grading

Application: # 0569-18
Location: C/o Hillcrest Ave. and Hill Dr.
SCTM: Sec. 23, Blk.1, Lot 34
Zoning: R-B2
Applicant: Ryan Hughes
Property Owner: Ryan Hughes
Description: Remove four (4) regulated trees and underbrush from 1150 sq. ft. of property, to be replaced by lawn.
Action: Introduce application to the Planning Board

STAFF UPDATES:

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: Vote
217 West Broadway/Overbay (LR)
Site Plan

Application: #
Location: At the southeast corner of Brook Rd. and West Broadway/25A next to the Shipyard
SCTM: Sec.12, Blk.6, Lots 1.0, 3.0, 4.1, 6.2, 7.0 & 10.0
Zoning: C-1 and R-B2
Applicant: Jim Tsunis
Property Owner: Overbay LLC
Contact: Jim Tsunis
Description: Proposed 52-unit apartment community.
Action: Review and comment on bond estimates.

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: Review application