



## 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.portjeff.com](http://www.portjeff.com)

**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
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#### **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.

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### **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

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#### **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

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#### **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



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### **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

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### **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



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**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.

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**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