



**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](http://www.portieff.com)

**January 17, 2019**  
**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.*

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**5:00PM GENERAL BUSINESS**

- Trustee report (BD)
  - Approve 12/4/18 draft minutes
  - Next meeting 2/7/19 6:00PM Village Hall
  - NYPF Conference 4/28/19-4/30/19 Lake George
  - Staff to update the Board members on Code Revisions & seek comments
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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:** Proposed parking and building expansion and renovations  
**Action:** SEQRA update

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**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



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**217 West Broadway/Overbay (LR)  
Site Plan**

**Application:** #0437-14

**Location:** Southeast c/o Brook Rd. and W. Broadway/25A next to the Shipyard

**SCTM:** Sec.11, Blk.6, Lot 25.1

**Zoning:** C-1 and R-B2

**Applicant:** Jim Tsunis

**Property Owner:** Overbay LLC

**Contact:** Jim Tsunis

**Description:** Proposed 52-unit apartment community.

**Action:** Staff update

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**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:** SEQRA; Establish Lead Agency

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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. Planning Board 2/8/18 Public Hearing closed.

**Action:** Review DEIS – determine adequacy.