March 7, 2019
PLANNING BOARD MEETING AGENDA

The Board will convene at 5:00 pm at The Building & Planning Dept. located at
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 2/7/19 draft minutes
• Next meeting/Public Hearing(s) 3/14/19 6:00PM Village Hall
• NYPF Conference 4/28/19-4/30/19 Lake George

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: 3/14/19 Public Hearing

217 West Broadway (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: Set bond amount
407 East Main St. (JS)
Site Plan Amendment

Application: #0503-16
Location: Post office
SCTM: Sec.12, Blk.10, Lot 3.3
Zoning: C-1 Central Commercial
Property owner: Colasti Family L.P.
Applicant: Colasti Family L.P.
Contact: John J. Coughlin Ré, Nielsen, Huber & Coughlin, LLP
Description: Applicant requests site plan amendment for existing alterations & parking waiver.
Action: Staff update

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: Conclude SEQRA; Vote

115 Main St. (LR)
Conditional Use & Site Plan Amendment

Application: #0577-19
Location: (formerly Kimi’s)
SCTM: Sec.12, Blk.2, Lot 8.1
Zoning: C-1
Applicant: Lisa Harris c/o Prohibition Kitchen
Property Owner: Raffaele Parillo
Contact: Lisa Harris
Description: Proposed Conditional Use Restaurant Standard & Interior Renovations
Action: 3/14/19 Public Hearing Staff update
170 North Co. Rd. (LR)
Site Plan Amendment

Application:
Location: C/o of Columbia Ave. & North Co. Rd.
SCTM: Sec.12, Blk.1, Lot(s) 5.1, 6 & 7
Zoning: M-W Marine Waterfront
Applicant: Salvatore Capitano, Pres. c/o Columbia North Development Corp.
Property Owner: Salvatore Capitano, Pres. c/o Columbia North Development Corp.
Contact: Salvatore Capitano, Pres. c/o Columbia North Development Corp.
Description: Proposed addition of 15 parking spaces.
Action: Staff update

Joe Erland Parking Lot (LR)
Site Development Plan

Application: # 0576-19
Location: Northwest Corner of Barnum Avenue & Caroline Avenue
SCTM: Sec.12, Blk.6, Lot 8 & 9
Zoning: Single Family Residence R-B2 District
Applicant: Incorporated Village of Port Jefferson
Property Owner: Incorporated Village of Port Jefferson
Contact: Kevin Wood
Description: Construct a 44 Stall Parking Lot on the site of Joe Erland Park
Action: 3/14/19 Public Hearing update

10 Evans Pl. (LR)
Tree Clearing & Grading

Application No.: # 0541-18
Location: off Shell St.
SCTM: Section 11, Block 2, Lot 20
Zoning: R-B2 Residential
Property Owner: Jim Daly
Applicant: Jim Daly
Contact: Andy Malguarnera, Expeditor
Description: Remove knotweed, install pavers & retaining wall.
Action: Chair to sign approved plans