



**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)

**April 4, 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.*

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**5:00PM GENERAL BUSINESS**

- Trustee Report (BD)
  - Approve 3/14/19 draft minutes
  - Meeting/Public Hearing 4/11/19 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 opened. 3/29/19 Public comment period closed.  
4/11/19 Public Hearing to be continued.

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**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

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**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 update

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**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 & SEQRA

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**39 Sands La. (LR)  
Tree Clearing & Grading**

**Application:** #0581-19

**Location:** 39 Sand La

**SCTM:** Sec.5, Blk.3, Lot 38

**Zoning:** RB-1

**Applicant:** Michael Verruto

**Property Owner:** Michael Verruto

**Contact:** Michael Verruto

**Description:** Regulated trees removed without Planning Board approval

**Action:** Introduce application