July 11, 2019
PLANNING BOARD MEETING AGENDA

The Board will convene at 5:00 pm at Village Hall located at 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.

5:00PM GENERAL BUSINESS

- Trustee Report (BD)
- Approve 6/13/19 draft minutes
- Next Meeting 9/12/19 Village Hall (time to be determined)

STAFF UPDATES

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
Applicant: Colatasti Family L.P.
Property Owner: Colatasti Family L.P.
Contact: John J. Coughlin Ré, Nielsen, Huber & Coughlin, LLP
Description: Applicant requests site plan amendment for existing alterations & parking waiver.
Action: Decision & Approval of bond amount
201 W. Broadway (JS)
Site Plan for multi-family apartment complex

Application: #410-13
Location: Port Jefferson Residences Shipyard Building
SCTM: Sec.12, Blk.6, Lot 4.1
Zoning: C-1 Central Commercial
Property Owner: TRITEC Real Estate Company, Inc.
Contact: Robert Kent
Description: Planning Board Resolution April 16, 2015 Condition of approval #14 (a) “All plantings must be guaranteed for 3 years, therefore if plantings die or become diseased within this 3 year period they shall be replaced in kind and in the same approximate location”.
Action: Notify property owner of five (5) dead trees along West Broadway.

NEW APPLICATION

1 Longacre Ct. (JS)
Tree Clearing & Grading

Application: #0589-19
Location: c/o Longacre & West Broadway
SCTM: Sec.11, Blk.1, Lot 23.1
Zoning: R-B2 Residential
Applicant: Diego Rivas
Property Owner:
Contact: Vincent Trimarco, Esq.
Description: Violation issued 4/25/19 for clearing without Planning Board approval. Requesting six additional trees to be removed.
Action: Review application
**6:30PM PUBLIC HEARING**

217 Main St.
Site Plan and Conditional Use

**Application:** # 053-19  
**Location:** Z Pita Restaurant  
**SCTM:** Sec.12, Blk. 3, Lot 4  
**Zoning:** C-1 Central Commercial District  
**Applicant:** Joseph Zangrillo  
**Property Owner:** 104 Inc. c/o Joseph Zangrillo  
**Contact:** Woodhull Expediting, Inc. c/o Amy DeVito  
**Description:** Proposed Change of Use from “Retail Food” to “Restaurant Standard,” a Conditional Use in the Central Commercial C-1 District.  
**Action:** Public Hearing