



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

September 12, 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.

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5:00PM GENERAL BUSINESS

- Trustee Report (BD)
 - SCPC Planning Conference 10/2/19 8:00AM-1:30PM
 - Approve 7/11/19 draft minutes
 - Next Meeting 10/10/19
 - Planning Board Rules
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STAFF UPDATES

PJ Free Library (LR)
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: Site Plan Amendment
Action: Staff update

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**1 Longacre Ct. (LR)
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: Diego Rivas

Contact: Vincent Trimarco, Esq.

Description: Violation issued 4/25/19 for clearing without Planning Board approval.

Requesting six additional trees to be removed.

Action: Staff update

**107 Birch Drive (LR)
Tree Clearing & Grading**

Application: #0591-19

Location:

SCTM: Sec.14, Blk.1, Lot 25

Zoning: R-B2 Residential

Applicant: Deniz Ozgur

Property Owner: Deniz Ozgur

Contact: Deniz Ozgur

Description: Proposed removal of 9 trees

Action: Introduce application – possible vote



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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 Dev. Plan and Conditional Use Permit for proposed mixed use building.

Action: Chairman to sign final approved plans

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 7/11/19 adjourned to 9/12/19