



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

**November 14, 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**

- Approve 10/10/19 draft PB minutes
  - Next meeting 1/9/20
  - Vote to allow the Planning Board to delegate tree clearing and grading applications to planning staff and make approval or denial an administrative action as per the BOT 9/23/19 meeting.
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**WORK SESSION**

**410 Thompson St. (JS)**  
**Conditional Use Permit Renewal**

**Application:** # 368-11

**Location:** 410 Thompson St.

**SCTM:** Sec.9, Blk. 6, Lot 32

**Zoning:** R-B2 Single Family Residence

**Applicant:** Elisa P. Gerontianos, Esq. for Michael Watts

**Property Owner:** Michael Watts

**Contact:** Elisa P. Gerontianos, Esq.

**Description:** Approve 3<sup>rd</sup> renewal of Conditional Use Permit for a professional recording studio.

**Action:** vote

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**PRESUBMISSION APPLICATION**

**116 West Broadway (LR)  
Site Plan Amendment**

**Location:** Vacant Water Authority Bldg.

**SCTM:** Sec.12, Blk.1, Lot 3

**Zoning:** M-W

**Applicant:** Port Jefferson Ferry

**Property Owner:** 116 West Broadway Corp.

Contact: Erik Bjerneby

**Description:** Proposed 2-story office building.

**Action:** Meet with E. Bjerneby

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**TOB Planning Board Referral (LR)  
Site Plan & Special Permit Application**

**TOB Log No.: #19SP0046**

**Location:** N/W/C Sheep Pasture Road and Dark Hollow Rod, Port Jefferson

**SCTM#:** District 0200 Sec.13600, Blk. 0100, Lot 001001

**Zoning:** L1 Industrial

**Request:** Site Plan and special permit application for demolition of existing structures and construction of mini-storage facility with accessory solar panels and accessory outdoor overnight parking of registered vehicles and associated improvements.

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**6:30PM PUBLIC HEARING**

**217 Main St. (JS)**

**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, 10/10/19 & 11/7/19. 11/7/19 postponed to 11/14/19.

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