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.

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.

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 3rd renewal of Conditional Use Permit for a professional recording studio.
Action: vote
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 Bjorneby
Description: Proposed 2-story office building.
Action: Meet with E. Bjorneby

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.
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.