January 6, 2020
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 11/14/19 draft PB minutes
- Next Planning Board meeting 2/6/20

WORK SESSION

Amend resolution dated June 14, 2018 for 201 W. Broadway and 303 Barnum Avenue Port Jefferson eliminating the requirement that the plat be filed by the applicant in the office of the County Clerk.

Pine Hill Road (JS)
Major Subdivision

Application: # 125-07
Location: North side of Pine Hill Road
SCTM: Sec.18, Blk.1, Lots 11.1, 11.2, 11.3, 11.4, 11.5 & 11.6
Zoning: R-B1
Applicant: Gerasimos Inc. c/o Steve Spiliotis
Property Owner: Gerasimos Inc
Contact: Steve Spiliotis
Description: Six Lot major subdivision originally approved in 2010
Action: Staff update
116 West Broadway (LR)
Site Development Plan

Location: Vacant Water Authority Bldg.
SCTM: Sec.12, Blk.1, Lot 3
Zoning: M-W
Applicant: West Ferry Office LLC
Property Owner: West Ferry Office LLC
Contact: Erik Bjorneby c/o EAB Architectural Designs
Description: Proposed 2-story office building.
Action: Staff update

6:30PM PUBLIC HEARING(S)

410 Thompson St. (LR)
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: Applicant requests renewal of Conditional Use Permit for a professional recording studio.
Action: 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 and 1/9/20.