



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

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
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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



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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 Bjerneby c/o EAB Architectural Designs

Description: Proposed 2-story office building.

Action: Staff update

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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

Request for renewal of Conditional Use Permit granted on November 10, 2011.
(Renewed on November 7, 2013 and on November 10, 2015).

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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.

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