OCTOBER 8, 2020
PLANNING BOARD MEETING AGENDA
Virtual via ZOOM

www.portjeff.com/virtualmeetings

5:00PM GENERAL BUSINESS

• Approve 9/10/20 draft minutes
• Next Planning Board Meeting/Public Hearing 11/5/20
• Trustee Report (R. Kassay)

APPLICATIONS

1615 Main St. (JS)
Site Plan Development

Application: #0540-18
Location: Southeastern most lot of Village- North side of LIRR Station and Parking Lot
SCTM: Sec.21, Blk.6, Lots 7, 9.2, 9.3 & 15
Zoning: C-2 Central Commercial District
Applicant: Port Jefferson Crossing c/o Conifer Real Estate Developers
Property Owner: Port Jefferson Crossing c/o Conifer Real Estate Developers
Contact: Joanna Cuevas, Sr. Project Director c/o Conifer Real Estate Developers
Description: Proposed three-story mixed-use building on four contiguous lots on the southeastern-most side of Main Street adjacent to the LIRR station/parking lot.

Public hearing opened July 9, 2020, public hearing closed August 20, 2020, conditional approval granted September 17, 2020

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116 West Broadway (LR)
Site Plan Development

Application: #0603-20
Location: Vacant Water Authority Bldg.
SCTM: Sec.12, Blk.1, Lot 3
Zoning: M-W2
Applicant: West Ferry Office LLC
Property Owner: West Ferry Office LLC
Contact: Erik Bjorneby c/o EAB Architectural Designs
Description: Proposed two story accessory ferry office building and site improvements. ZBA approved height variance on September 24, 2020.
Action: Review proposed plans
170 North Country Rd. (LR)
Site Plan Amendment

**Application:** #0596-19  
**Location:** Corner of North Country Road and Columbia Avenue  
**SCTM:** Sec.22, Blk.1, Lot 2  
**Zoning:** P-O Professional Office  
**Applicant:** Sal Capitano, Pres. c/o Columbia North Development Corp.  
**Property Owner:** Sal Capitano, Pres. c/o Columbia North Development Corp  
**Contact:** Sal Capitano, Pres. c/o Columbia North Development Corp  
**Description:** Proposed addition of 26 parking spaces. Return of original proposal with new zoning.  
**Action:** Staff update

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216B Main St (LR)  
Change of Use/Conditional Use Permit

**Application:** #0609-20  
**Location:** (former C’est Cheese)  
**SCTM:** Sec.12, Blk.7, Lot 35  
**Zoning:** C-1 Commercial  
**Applicant:** Richard Orlandi c/o Natural Hounds LLC  
**Property Owner:** 210-302 Parillo LLC  
**Contact:** Heather Brinn Architect  
**Description:** Proposed cooking/preparation of dog food / Artisanal Manufacturing  
**Action:** Introduce application and vote on public hearing

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