



**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)

**OCTOBER 8, 2020**  
**PLANNING BOARD MEETING AGENDA**  
**Virtual via ZOOM**

[www.portjeff.com/virtualmeetings](http://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



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### **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