



**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)

**NOVEMBER 5, 2020**  
**PLANNING BOARD MEETING AGENDA**  
**Virtual via ZOOM**

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

**5:00PM GENERAL BUSINESS**

- Approve 10/8/20 & 10/27/20 draft minutes
- Discuss scheduling a 12/3/20 Planning Board Meeting
- Trustee Report (R. Kassay)

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**APPLICATION UPDATES**

**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:** Robert Loud, Project Coordinator 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.

**Action:** Final approval

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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:** Staff update



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### **6:00PM PUBLIC HEARING**

*Below is a link to watch a live video of the meeting and public hearing. Public comments may be posted on the link during the public hearing portion of the meeting at 6:00PM. Public comment will be permitted during the public hearing portion of the meeting only. Please include your full name when commenting.*

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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:** Public hearing

Applicant requests a change of use from existing "Restaurant" use to "Artisanal Manufacturing" as per Village Code section 250-9 definitions, to prepare human grade custom dog food for retail sale. "Artisanal manufacturing," is a conditional use in the C-1 Central Commercial district as per section 250-18 B (7).