NOVEMBER 5, 2020
PLANNING BOARD MEETING AGENDA
Virtual via ZOOM

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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)

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

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
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).