



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

DECEMBER 3, 2020
PLANNING BOARD MEETING AGENDA
Virtual via ZOOM

The Planning Board of the Incorporated Village of Port Jefferson will hold a Public Hearing on Thursday December 3, 2020 via ZOOM posted live at 6:30PM. (A pre-hearing work session will begin at 5:30PM)

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. Public comment will be permitted during the public hearing portion of the meeting only. Please include your full name when commenting.

Members of the public may view the meeting by clicking on the link below:

www.portjeff.com/virtualmeetings

The link will take you to the portjeff.com virtual meeting page and from there you can enter the ZOOM link to watch the meeting and click on the raised hand to be able to make a public comment during the public comment portion of the meeting.

5:30PM GENERAL BUSINESS

- Approve 11/5/20 draft minutes
 - 2021 Board meeting calendar review
 - Trustee Report (R. Kassay)
 - Staff to present the following code changes for the Board's consideration:
 - 1) Parking space size (change length to 19' instead of 20') and the attendant Code requirements that no longer make sense
 - 2) Requiring tenant on-site, dedicated parking for units in the C-2 (as we have in C-1). currently, per VPJ Code parking for residents in C-2 can also be satisfied via PILOP.
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APPLICATION UPDATES

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

410 Thompson St. (JS) Minor Subdivision

Application: #0613-20

Location: Off Old Post Rd. E.

SCTM: Sec.9, Blk.6, Lot 32

Zoning: R-B2 Residential

Applicant: Michael Watts

Property Owner: Michael Watts

Contact: Amy DeVito c/o Woodhull Expediting Inc.

Description: Minor subdivision

Action: Introduce sketch plan submittal

6:30PM PUBLIC HEARING

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 adjourned from November 5, 2020.



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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).