



**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)

**FEBRUARY 11, 2021**  
**PLANNING BOARD MEETING AGENDA**  
**Virtual via ZOOM**

*The Planning Board of the Incorporated Village of Port Jefferson will hold a WORK SESSION meeting on Thursday February 11, 2021 via ZOOM posted live at 6:00PM.*

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

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

**6:00PM GENERAL BUSINESS**

- Approve 12/3/20 & 1/7/21 draft minutes
- Trustee Report (R. Kassay)
- Next Planning Board meeting/public hearing 3/11/21

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**REFERRALS:**

**Town of Brookhaven (LR)**  
**Site Plan Development**

**Location:** 34 Jamaica Ave (East of North Columbia)

**SCTM:** #00200-138-2-16.16

**Zoning:** L1 Industrial

**Applicant:** Wesley Hodges c/o Summit Ridge Energy

**Property Owner:** Post Harbor Properties, LLC

**Description:** Proposed installation of a containerized battery energy storage system on a leased portion of the existing lot.

**Action:** Review and send comments to TOB within 30 days of February 3, 2021

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### **Board of Trustees (LR)**

#### **Special Use Permit Renewal – Bed & Breakfast**

##### **The Ransome Inn Bed & Breakfast**

**Location:** 409 East Broadway

**SCTM:** #206-009-001-0049.3

**Zoning:** R-B2

**Property Owner:** Daniel Tarantino

**Description:** Three- year renewal of special use permit for bed & breakfast

**Action:** Review and send comments to BOT

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### **APPLICATION UPDATES**

#### **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 and Eric Russo, Esq.

**Description:** Proposed addition of 26 parking spaces. Return of original proposal with new zoning.

**Action:** Staff update

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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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### 1 North Country Road (JS) Site Plan Development

**Application:** #0611-20

**Location:** 1 North Country Road (Location of former Lobster House)

**SCTM:** 0206-21-3-27, 28 & 29

**Zoning:** C-2 Commercial

**Applicant:** Port Development, LLC – Contract Vendee

**Property Owner:** Robert Marelli & Alvin Marelli & Dorothy Marelli Family Trust

**Contact:** Eric Nicosia, RA

**Description:** Proposed construction of a three-story mixed used building with 40 Apartments

**Action:** Staff update

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### 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:** Staff update

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(RD recused)

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### 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:** Amend final approval to reflect changes in electric service location per PSEG

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(RD recused)

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