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

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

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
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

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

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
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

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
(RD recused)

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
(RD recused)