



INCORPORATED VILLAGE OF PORT JEFFERSON
Building & Planning Department
88 North Country Rd., Port Jefferson, NY 11777
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www.portjeff.com

MARCH 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 March 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 2/11/21 draft minutes
 - Trustee Report (R. Kassay)
 - Next Planning Board meeting 4/8/21
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REFERRALS:

Board of Trustees (LR)
Special Use Permit Renewal – Bed & Breakfast

The Fox and Owl Inn

Location: 1037 Main Street
SCTM: #206-0017-001-0021
Zoning: R-O Residential Office
Property Owner: Andrew Thomas & Rebecca Kassay
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.

Action: Vote on Resolution

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: Vote on Bond amount and Resolution

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
