



## 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)

### APRIL 8, 2021 PLANNING BOARD MEETING AGENDA Virtual via ZOOM

*PURSUANT TO THE PROVISIONS of Article XI, Section 250-50 of the Code of Village of Port Jefferson, please take notice that the Planning Board of the Inc. Village of Port Jefferson will hold a Work Session/Public Hearing via ZOOM posted live on Thursday April 8, 2021 at 6:30PM. (A pre-hearing work session will begin at 6:00PM)*

*Below is a link to watch a live video of the meeting and public hearing. Public comments may be made through the link during the public hearing portion of the meeting at 6:30PM. Public comment will be permitted during the public hearing portion of the meeting only. Please include your full name when commenting.*

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

#### **6:00PM GENERAL BUSINESS**

- Approve the 3/11/21 & 3/29/21 draft minutes
  - Trustee Report (R. Kassay)
  - Next Planning Board meeting 5/6/21
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#### **1 North Country Road (JS) Site Development Plan**

**Application:** #0611-20

**Location:** 1 North Country Road (Former location of the Port Jeff Lobster House)

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

**Zoning:** General Commercial C-2

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

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

**Contact:** Eric Russo, Esq.

**Description:** Proposed construction of a three-story 48,450 Sq. Ft. mixed use building with 32 one-bedroom and 4 two-bedroom apartments, 1,200 Sq. ft. of retail/office, and covered garage area.

**Action:** Public Hearing

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### **75 North Country Rd. Site Plan Amendment**

**Application:** #0614-21

**Location:** John T. Mather Hospital

**SCTM:** 0206-17-3-3.2

**Zoning:** P-O Professional Office

**Applicant:** Courtney Riley, Director of Land Development c/o VHB Engineering

**Property Owner:** Northwell Health

**Contact:** Farrell Fritz, P.C. Attn: Anthony Guardino, Partner

**Description:** Emergency Dept. & Surgical Services Expansion Master Plan

**Action:** Introduce Application

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### **217 West Broadway (LR) Site Plan Amendment**

**Application:** #0615-21

**Location:** south side of W. Broadway (prior boat yard)

**SCTM:** 0206-11-6-25.1

**Zoning:** C-1 Commercial

**Applicant:** Overbay LLC c/o Demetrius Tsunis

**Property Owner:** Overbay LLC

**Contact:** Demetrius Tsunis

**Description:** Proposed dog walk

**Action:** Review application

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### **REFERRALS:**

#### **Town of Brookhaven Proposed Change of Use**

**Location:** West side of Baylis Avenue in Port Jefferson Station

**SCTM:** District: 200 Sect. 137.00, Blk. 01.00, Lots 002.1 and 007.00

**Zoning:** LI Industrial District

**Property Owner:** Northwind Group, LLC

Applicant requests an amendment of the Zoning Ordinance by changing from L-1 Industrial District to Multifamily Residence District Primary Zone.