



## 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)

**MAY 6, 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 May 6, 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 4/08/21 draft minutes
- Trustee Report (R. Kassay)
- Next Planning Board meeting 6/10/21

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#### **6:30PM PUBLIC HEARING**

##### **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 continued from 4/8/21

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**APPLICATIONS**

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

**Application:** #0615-21

**Location:** South side of W. Broadway

**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:** Staff update

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**304 Main Street (LR)  
Site Plan Amendment**

**Application:** #0616-21

**Location:** Billies 1890

**SCTM:** 0206-12-7-33

**Zoning:** C-1 Commercial

**Applicant:** Billie Phillips c/o 1890 Inc.

**Property Owner:** 304 Main St. Inc. c/o Joseph Zangrillo

**Contact:** Woodhull Expediting Inc.

**Description:** Proposed restaurant bar with outdoor dining and awning enclosure

**Action:** Introduce application

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