



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

JUNE 10, 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 Meeting via ZOOM posted live on Thursday June 10, 2021 at 6:00PM.

Below is a link to watch a live video of the meeting.

www.portjeff.com/virtualmeetings

6:00PM GENERAL BUSINESS

- Approve the 5/6/21 draft minutes
 - Trustee Report (R. Kassay)
 - Next Planning Board meeting 7/8/21
-

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: Decision



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**Harborview at Port Jefferson Condominium LLC (LR)
Site Plan Amendment**

Location: Vantage Court

SCTM: 0206-16-8-34.3

Zoning: R-B2 Single Family Residence

Applicant: Harborview at Port Jefferson Condominium LLC

Property Owner: Harborview at Port Jefferson Condominium LLC

Contact: Harborview at Port Jefferson Condominium LLC

Description: Proposed gate at the front entrance

Action: Introduce application

**112 Brook Road/Boulder Court (LR)
Subdivision**

Location: 112 Brook Rd.

SCTM: 0206-11-6-17.11

Zoning: R-B2 Single Family Residence

Applicant: Matterhorn Heights LLC c/o Don Nenninger

Property Owner: Matterhorn Heights, LLC c/o Don Nenninger

Contact: Don Nenninger

Description: Conditional approval of Minor Subdivision Resolution of September 3, 2015

Action: Review bond amounts
