



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.portieff.com

OCTOBER 14, 2021
PLANNING BOARD MEETING AGENDA

The Board will convene at 6:00 pm at Village Hall located at 121 W. Broadway, Port Jefferson. Public hearings are scheduled for 6:30PM. Please note that the Board may add, delete or change the order of applications on the agenda, as it deems appropriate without further notice.

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6:00PM GENERAL BUSINESS

- Approve 9/9/21 draft PB minutes
 - Next Planning Board meeting 11/4/21
 - Trustee report
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410 Thompson St. (LR)
Conditional Use Permit Renewal

Application: # PB368-11

Location: 410 Thompson Street

SCTM: Sec.009, Blk.006, Lot 0032

Zoning: Single-Family Residence R-B2

Applicant: Michael Watts

Property Owner: Michael Watts

Contact: Elisa Gerontianos, Esq.

Description: Request to renew two-year Conditional Use Permit due to expire on 11/10/21. Applicant requests four-year renewal.

Action: Vote

(RD recused)

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

Location: Vacant building east side of W. Broadway (former deli)

SCTM: Sec.11, Blk.3, Lot 20.1

Zoning: District

Applicant: Diana Aronica

Property Owner: Richard Morrison

Contact: Erik A. Bjorenby, R.A.

Description: Proposed deli on the first floor and site renovations

Action: Staff update

**206 Bayview Terrace (LR)
Tree Clearing & Grading**

Location: 206 Bayview Terrace

SCTM: Sec.11, Blk.3, Lot 7

Zoning: R-B2 Residential District

Applicant: Adam Rubin

Property Owner: Adam Rubin

Contact: Scott Accardo c/o Island Design Build Corp.

Description: Create two new parking spaces at the street and raise grade to level back yard.

Action: Staff update



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**16 Winston Drive (LR)
TCG (Retaining Wall)**

Location: Between Crystal Brook Hollow Rd. & Old Homestead Rd.

SCTM: Sec.4, Blk.2, Lot 25

Zoning: R-A1 Single Family District

Applicant: Angie Wong

Property Owner: Angie Wong

Contact: Angie Wong

Description: Replace existing failing retaining wall along the south side of the driveway

Action: Introduce application

**Village Vistas (LR)
Site Plan Amendment**

Location: Village Vistas Condominiums

SCTM: Sec.16, Blk.8, Lots 7, 8.1,8.2,9,10,13.1,18,23,23,25, 25.1 p/o Willoughby St.

Zoning: R-B2,R-O

Applicant: Jim Tsunis

Property Owner: Jim Tsunis, c/o Liberty Meadows LLC

Contact: Thomas Dixon P.E. c/o Nelson & Pope

Description: Modifications to off street parking, perimeter fence and landscape plan

Action: Introduce application
