



INCORPORATED VILLAGE OF PORT JEFFERSON

PLANNING BOARD

88 North Country Rd., Port Jefferson, NY 11777

Ph.: (631) 473-4744 Fax: (631)473-2049

www.portjeff.com

MEMBERS

Ray DiBiase (Chairman)

Gil Anderson

Laura Zimmerman

Barbara Sabatino

Lou Bekofsky

Lisa Harris (Alternate)

FEBRUARY 9, 2023 PLANNING BOARD MEETING AGENDA

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 Incorporated Village of Port Jefferson will hold a Public Hearing on Thursday February 9, 2023 at 6:30PM. (A pre-hearing work session will begin at 6:00PM) in the second-floor court room at Village Hall located at 121 West Broadway, Port Jefferson, NY 1177. Please note that the Board may add, remove, or change the order of applications on the agenda, as it deems appropriate without further notice.

.....

GENERAL BUSINESS

- Approve 1/19/22 draft minutes.
 - Next Planning Board meeting/public hearing is March 9, 2023
 - NYPF Conference April 16-April 18, 2023
-

6:30PM PUBLIC HEARING

1 North Country Road Amended Site Development Plan

Application: #0638-22

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: Port Development LLC

Contact: Eric J. Russo, Esq. c/o VanBrunt, Juzwiak and Russo, PC

Description: Amended site plan to allow for a mixed-use site development plan with a building footprint of 13,962 sf comprising of 1,800 sf of ground floor Retail/Office use, 35 apartment units 29, 1-bedroom and 6, 2-bedroom with 44 parking stalls in a covered garage and on-site surface parking lot.

.....



INCORPORATED VILLAGE OF PORT JEFFERSON

PLANNING BOARD

88 North Country Rd., Port Jefferson, NY 11777

Ph.: (631) 473-4744 Fax: (631)473-2049

www.portjeff.com

MEMBERS

Ray DiBiase (Chairman)

Gil Anderson

Laura Zimmerman

Barbara Sabatino

Lou Bekofsky

Lisa Harris (Alternate)

APPLICATIONS

156 West Broadway Site Plan Amendment

Application: # 0634-22

Location: Vacant delicatessen

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

Zoning: MW-1 Marine Waterfront

Applicant: John & Diana Aronica

Property Owner: 156 West Broadway PJ LLC

Contact: Erik A. Bjorneby, R.A.

Description: Proposed exterior façade renovation and new grease trap and storm drainage.

Action: Review ARC comments & Draft Resolution

205 East Main Street Site Plan Amendment

Application: # 0637-22

Location: Port Jefferson Free Library

SCTM: Sec.12, Blk.4, Lot 21

Zoning: Single-Family Residence R-B3

Applicant: Port Jefferson Free Library

Property Owner: Port Jefferson Free Library

Contact: Jaclyn A. Ruggiero, Interior/Architectural Designer c/o BBS Architects, Landscape Architects & Engineers

Description: Bayles House renovation to young adult library. Applicant proposes to install an above grade insulated/heated enclosure around RPZ located on front lawn (northwest corner). (2/3/22 public hearing & site plan approval)

Action: Schedule 3/9/23 public hearing for modification to prior approved site plan amendment.



INCORPORATED VILLAGE OF PORT JEFFERSON

PLANNING BOARD

88 North Country Rd., Port Jefferson, NY 11777

Ph.: (631) 473-4744 Fax: (631)473-2049

www.portjeff.com

MEMBERS

Ray DiBiase (Chairman)

Gil Anderson

Laura Zimmerman

Barbara Sabatino

Lou Bekofsky

Lisa Harris (Alternate)

114 Thompson Steet Site Plan Amendment

Application: # 0636-22

Location: Port Jefferson Free Library

SCTM: Sec.12, Blk.4, Lot 12

Zoning: Single-Family Residence R-B3

Applicant: Port Jefferson Free Library

Property Owner: Port Jefferson Free Library

Contact: James Walsh c/o BBS Architects, Landscape Architects & Engineers

Description: Amendment to 2/3/22 approved Site Plan #0618-21 for outdoor recreation & fitness area for library patrons. Applicant proposes to replace an existing wood retaining wall on the west side of the property to be replaced by a new concrete block retaining wall with a maximum 4' height above finished grade.

Action: Schedule 3/9/23 public hearing for site plan amendment.

128 East Main Street Site Plan Amendment

Application: #0524-17

Location: Rustic Bread

SCTM: Sec.12, Blk.2, Lot 23

Zoning: C-1 General Commercial District

Applicant: Gregory Wilson, c/o Woodhull Expediting, Inc.

Property Owner: DPJ HM Owner, LLC

Contact: Amy DeVito c/o Woodhull Expediting, Inc.

Description: Approved Planning Board Resolution October 11, 2018, for an existing 1300 square feet lower-level entry area to be used as a bakery.

Action: At the request of Jim Redfield, Building Inspector, review building permit application drawings of chimney. ARC reviewed and commented.



INCORPORATED VILLAGE OF PORT JEFFERSON

PLANNING BOARD

88 North Country Rd., Port Jefferson, NY 11777

Ph.: (631) 473-4744 Fax: (631)473-2049

www.portjeff.com

MEMBERS

Ray DiBiase (Chairman)

Gil Anderson

Laura Zimmerman

Barbara Sabatino

Lou Bekofsky

Lisa Harris (Alternate)

1303 Main Street

Site Plan Amendment

Application: # 0619-22

Location: 1303 Main St.

SCTM: Sec.17, Blk.6, Lot 1

Zoning: R-O Residence Office

Applicant: 1303 Main LLC

Property Owner: 1303 Main LLC

Contact: Woodhull Expediting, Inc. c/o Amy Devito

Description: Parking lot renovation

Action: Approve draft resolution
