



## 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](http://www.portjeff.com)

### MEMBERS

Ray DiBiase (Chairman)

Gil Anderson

Laura Zimmerman

Barbara Sabatino

Lou Bekofsky

Lisa Harris (Alternate)

**MARCH 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 WORKSESSION meeting on Thursday March 9, 2023 at 6:30PM at The Building & Planning Department 88 North Country Rd., 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.*

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### **GENERAL BUSINESS**

- Approve 2/9/23 draft minutes.
  - Next Planning Board meeting is Thursday April 20, 2023
  - NYPF Conference April 16-April 18, 2023
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### **APPLICATIONS**

#### **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.

**Action:** Approve Resolution

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### **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:** Approve Resolution

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### **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:** Approve Resolution & Chairman to sign approved plans

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### **114 Thompson Street 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:** Approve Resolution & Chairman to sign approved plans

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### **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 Resolution & Chairman to sign approved plans

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#### 1515 Main Street

#### Site Plan Amendment & Conditional Use Permit

**Application:** # 0631-22

**Location:** 1515 Main St (vacant bldg. prior AC Electric)

**SCTM:** Sec. 21, Blk. 5, Lot 15

**Zoning:** C-2 Commercial District

**Applicant:** Catrina Tedesco & Joseph Piccolo c/o Earth Dog Inc.

**Property Owner:** Charlie Lefkowitz

**Contact:** Catrina Tedesco

**Description:** Proposed doggie daycare to include grooming, retail, boarding, indoor public dog park

**Action:** Review re-submission

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#### 1600 Main Street

#### Site Plan Amendment & Conditional Use Permit

**Application:** # 0630-22

**Location:** 1600 Main St

**SCTM:** Sec. 21, Blk. 4, Lot 34

**Zoning:** C-2 Commercial District

**Applicant:** Esteban Lopez c/o Arqu-Con

**Property Owner:** Nick Karayiannis

**Contact:** Esteban Lopez

**Description:** Proposed expansion of existing deli

**Action:** Introduce application

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### 1520 Main Street

#### Site Plan Amendment & Conditional Use Permit

**Application:** # 0639-23

**Location:** 1520 Main St. (Vacant Hong Kong Kitchen)

**SCTM:** Sec. 21, Blk. 4, Lot 38

**Zoning:** C-2 Commercial District

**Applicant:** Mujibullah Mashriqi

**Property Owner:** Magdalini Eleftheriadis

**Contact:** Mujibullah Mashriqi

**Description:** Proposed takeout food "Halal City"

**Action:** Introduce application

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### 304 Main Street (TM)

#### Site Plan Amendment

**Application:** #0616-21

**Location:** Billie's 1890

**SCTM:** Sec.12, Blk.7, Lot 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:** Site Plan approval

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### **1601-1607 Main Street Site Development Plan**

**Application:** # 0624-22

**SCTM:** Sec. 21, Blk. 6, Lots 1, 2,3 and 4

**Zoning:** C-2 General Commercial

**Property Owner:** Main Street, LLC c/o Adams & Company Real Estate LLC and **1601** Main Street Corp. c/o Albert Buzzetti and Associates, LLC

**Applicant:** Port Jefferson Commons, LLC (Member: Conifer Realty, LLC)

**Contact:** Roger Pine

**Description:** Demolition of two existing building to permit the construction of a mixed use building with underground parking.

**Action:** Schedule a public hearing for site plan.

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### **BOT RFERRAL**

### **101 Hoyt Lane Bed & Breakfast**

**SCTM:** Sec. 11, Blk. 1, Lot 13

**Zoning:** R-B2 Residential

**Property Owner:** Johnna St. Clair

**Applicant:** Johnna St. Clair

**Description:** Proposed Bed & Breakfast

**Action:** Review and comment as per Village Code §250-57 (E) (2).

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