



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)

APRIL 20, 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 April 20, 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 11777

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6:00PM GENERAL BUSINESS

- Approve 3/9/23 draft minutes.
 - Next Planning Board meeting is Thursday May 11, 2023
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6:30PM PUBLIC HEARINGS

1520 Main Street (TM)

Site Plan Amendment & Conditional Use Permit

Application: #0639-22

Location: 1520 Main St., Port Jefferson

SCTM: 0206-0021-004-0038

Zoning: General Commercial C-2

Applicant: Mujibullah Mashriqi, Business Owner

Property Owner: Magdalini E;eftheriadis

Contact: Mujibullah Mashriqi, Business Owner

Description: Applicant proposes a takeout food "Halal City"

Action: Public Hearing

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1615 Main Street (JS) Site Plan Amendment

SCTM: Sec. 21, Blk. 6, Lots 9.2 & 15.1

Zoning: C-2 General Commercial

Property Owner: Port Jefferson Crossing LLC

Applicant: Port Jefferson Crossing LLC

Contact: Kathleen Deegan Dickson, Esq. c/o Forchelli, Deegan Terrana

Description: Planning Board application #0540-18 granted final site plan approval on 9/17/20, amended on 11/5/20.

Action: Public Hearing to review proposed Site Plan Amendment addressing architectural items that do not conform to the approved plans.

APPLICATIONS

1601-1607 Main Street (JS) 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 buildings to permit the construction of a a mixed-use building with underground parking.

Action: SEQRA: Motion to Assume Lead Agency



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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: Approve Draft Resolution

75 North Country Road (TM) Site Plan Amendment

Application: #0642-23

Location: Mather-Northwell Hospital

SCTM: Sec.17, Blk.3, Lot 3.4

Zoning: P-O Professional-Office

Applicant: Michael Burghardt, Vice President Northwell Health

Property Owner: The John T. Mather Hospital of Port Jefferson, New York, Inc.

Contact: Anthony S. Guardino, Esq.

Description: Proposed temporary entrance to the ambulatory surgery department

Action: Introduce application



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1515 Main Street (TM)

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, indoor public dog park

Action: Review re-submission

6 Pilgrim Drive (JS)

Tree Clearing & Grading

Application: # 0640-23

Location: 6 Pilgrim Drive

SCTM: Sec. 9, Blk. 4, Lot 9

Zoning: R-B2 Residential

Applicant: Debra Pennell

Property Owner: Debra Pennell

Contact: Catrina Tedesco

Description: Trees, Grading and Land Clearing as per Village Code Chapter 241 – work completed without permit.

Action: Introduce application



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1QUINTIN COURT (JS) Site Development Plan

Application: # 0641-23

Location: 1 Quintin Ct.

SCTM: Section 11, Block 4, Lot 14.1

Zoning: R-B2 Residential District

Applicant: Joshua and Ellen Miller

Property Owner: Joshua and Ellen Miller

Contact: Zachary Dubey, Esq.

Description: Proposed site improvements (existing conditions) include removal and reconstruction of retaining wall along the westerly rear yard and southerly side yard.

Action: Introduce application
