



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)

JULY 13, 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 July 13, 2023 at 6:00PM 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

- Next scheduled meeting is Thursday 9/14/23.
 - Introduce Trustee Drew Biondo as Liaison to Building & Planning Department
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APPLICATIONS

111Campbell St. (TM)
Retaining Wall

SCTM: Sec.12, Blk.5, Lot 5.2

Zoning: R-B3 Residential

Applicant: Lorraine Walsh

Property Owner: Lorraine Walsh

Description: Applicant proposes to replace an existing retaining wall. Building permit application submitted, Building Inspector referred to the Planning Board.

Action: Review re-submission of documents requested at the 5/11/23 PB meeting & Draft Resolution

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5 Deerfield Ct. (JS) Site Development Plan Retaining Wall & Deck

Application: # 0647-23

SCTM: Sec.14, Blk.5, Lot 45

Zoning: R-B1 Residential District

Applicant: Amelia & Joseph Fontana, Trustees

Property Owner: Giuseppe (aka) Joseph & Amelia Fontana, Trustees

Description: Applicant proposes to replace an existing retaining wall and deck.

Action: Introduce application & Referral to ZBA

700 Beach St. (JS) Site Plan Amendment

Application: # 0645-23

SCTM: Sec.007, Blk.001, Lot 001.1

Zoning: W-P Waterfront-Public Utility District

Applicant: Orsted Wind Power North America LLC

Property Owner: National Grid Generation LLC

Description: Applicant proposes the installation of a trailer and related improvements.

Action: Introduce application & set public hearing
(LB recused)

250 East Main St. (JS) Site Plan Amendment

Application: # 0648-23

SCTM: Sec.12, Blk.3, Lot 7

Zoning: C-1 Commercial District

Applicant: Agrino Holdings, LLC c/o Louis Antoniou

Property Owner: Agrino Holdings, LLC c/o Louis Antoniou

Description: Proposed 2nd floor addition over existing 1st floor for (3) one-bedroom apartments.

Action: Introduce application



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311 East Main St. (TM) Site Plan Amendment

Application: # 0644-23

SCTM: Sec.12, Blk.4, Lot 28

Zoning: R-B3 Residential District

Applicant: Erik A. Bjorneby, R.A. c/o EAB Architectural Designs PLLC

Property Owner: Richard Wrage

Description: Demolition and reconstruction of front porch.

Action: Introduce application

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St Charles Hospital (RH) Site Plan Amendment

Application: # 0623-22

Location: 200 Belle Terre Rd.

SCTM: Sec.13, Blk.1, Lot 11.2

Zoning: P-O Professional Office

Applicant: Nelson & Pope c/o Karthikeyan Shanmugam, PE

Property Owner: St. Charles Hospital Corp.

Contact: Nelson & Pope c/o Karthikeyan Shanmugam, PE

Description: Proposed building addition to an existing Emergency Department

Action: Review applicant's request for relief of condition of performance bond as part of the 10/22/22 filed Planning Board Resolution.

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TOWN OF BROOKHAVEN REFERRAL

339 Hallock Ave. Site Plan Application

Location: Riverhead Building Supply

SCTM: District 0200, Sect. 138, Blk. 1, Lot 22.2

Zoning: J-5 Business District

Applicant: Michael Macrina Architect, P.C.

Property Owner: REJ Corp.

Contact: Robert Fallon, AIA



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Description: Legalize prior built addition (1412 sq. ft.) ; Special use permit for stone and mason supply; façade renovation; new signage; proposed site work; new ground sign

Action: The TOB Planning Board requests the VOPJ Planning Board to make any comments or suggest mitigation measures, particularly with respect to their areas of expertise and jurisdiction, which would enhance the utilization of this site or provide additional protection to the community.