



## 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)

## SEPTEMBER 14, 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 September 14, 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 5/11/23 & 7/13/23 draft minutes.
  - SCVOA Training (Riverhead) October 10, 2023, 5:30PM-9:30PM
  - TOB 10/3/23 Public Hearing announcement (Setauket Meadows)
  - Next Planning Board meeting is Thursday October 12, 2023
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### 6:30PM PUBLIC HEARINGS

**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:** The applicant proposes an accessory office land use in conjunction with the applicant's offshore wind farm for electric power generation.

**Action:** Public Hearing & 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:** Amended referral letter of 7/18/23 to the ZBA requesting west side variance.

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#### **99 Pine Hill Rd. (TM) Tree Clearing Grading & Retaining Wall**

**Application:** # 0632-22

**SCTM:** Sec.18, Blk.1, Lot 28

**Zoning:** R-B1 Residential District

**Applicant:** Leon Shterengas & Larisa Kuznetsova

**Property Owner:** Leon Shterengas & Larisa Kuznetsova

**Description:** Removal of approximately 15 trees and replacement of retaining wall

**Action:** Review submission of 8/18/23

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### **31 Meroke Trail (JS) Tree Clearing & Grading**

**Application:** # 647-23

**SCTM:** Sec.10, Blk.1, Lot 13

**Zoning:** R-B2 Residential District

**Applicant:** Christopher & Patricia Forte

**Property Owner:** Christopher & Patricia Forte

**Description:** Tree Removal & clearing prior to issuance of a permit & proposed grading.

**Action:** Review Draft Resolution for Tree Clearing & Grading Permit

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### **415-417 East Main St. (JS) Site Development Plan & Conditional Use Permit**

**Application:** # 0608-20

**Location:** 415 & 417 East Main Street

**SCTM:** Sec.12, Blk.10, Lots 1 and 2.2

**Zoning:** C-1 Central Commercial District

**Applicant:** Dominick Parillo

**Property Owner:** Dominick & Pietro Parillo

**Contact:** Heather Brin, Architect

**Description:** Proposed change of use of existing three- story building from commercial use to residential use.

**Action:** Referral to ZBA

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### **Oakwood Rd. (JS) Site Development Plan**

**Application:** # 0649-23

**Location:** Vacant property

**SCTM:** Sec.6, Blk.1, Lot 1.34

**Zoning:** R-B1 Residential District

**Applicant:** Long Island Creative Contracting Inc. c/o Jon Petsco

**Property Owner:** J&E Associates

**Contact:** John Petsco

**Description:** Proposed site work to prepare for future residence on single & separate lot.

**Action:** Introduce application; set bond amount, review LEAF

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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 revised bond amount and vote

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