



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)

OCTOBER 12, 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 Work Session Meeting on Thursday October 12, 2023, at 6:00PM. At the Building & Planning Department located at 88 North Country Road, Port Jefferson, NY 11777

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6:00PM GENERAL BUSINESS

- Approve 7/13/23 & 9/14/23 draft minutes.
 - Next Planning Board meeting is Thursday November 16, 2023
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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 closed on 9/14/23. The 30-day comment period ends 10/14/23.

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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: Review new submission requested by the Planning Board on 9/14/23.

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 new submission requested by the Planning Board on 9/14/23.
Review and vote on draft Resolution for Tree Clearing & Grading Permit.

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: SEQRA – Coordinated review packages sent 9/26/23



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304 Main Street (TM) Site Plan Amendment

Application: #0670-23

Location: Billie's 1890

SCTM: Sec.12, Blk.7, Lot 33

Zoning: C-1 Commercial

Applicant: Barnum Holding Co. LLC c/o Billie Phillips

Property Owner: Barnum Holding Co. LLC c/o Billie Phillips

Contact: Woodhull Expediting Inc. c/o Amy DeVito

Description: Proposed permanent awning over rear deck

Action: Introduce application

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 mixed-use building with underground parking.

Action: Engineered plans submitted; schedule public hearing.



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224 East Main Street (JS) Conditional Use Permit

Application: # 0650-23

SCTM: Sec. 12, Blk. 3, Lot 13

Zoning: C-1 General Commercial

Property Owner: Aisling Inc. c/o Leo B. Harrington

Applicant: Aisling Inc. c/o Leo B. Harrington

Contact: Leo Harrington

Description: Conditional Use Permit for Performing Arts Studio

Action: Introduce application; set public hearing date