



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

NOVEMBER 16, 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 November 16, 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

- Introduce new Director of Building & Planning Dept., Andrew Freleng
 - Approve 10/12/23 draft minutes.
 - Distribute 2024 Board meeting calendar.
 - Next Planning Board meeting is Thursday, January 11, 2024.
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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. Vote on draft resolution & bond amount.

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Oakwood Rd. (TM) 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 a future residence on a single & separate lot.

Action: Review new submission requested by the Planning Board on 10/12/23. Approve draft resolution.

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 & 10/12/23. Review and vote on draft resolution for Tree Clearing & Grading Permit.



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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. Vote on Lead Agency.

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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: Vote on draft resolution.

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5 Deerfield Ct. (JS) Site Development Plan

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: Review survey dated 10/19/23 submitted on 11/2/23.

10/26/23 ZBA approved westerly side yard variance for retaining wall.

Refer to ZBA for side yard variance on easterly side of retaining wall.

224 East Main Street (JS) Conditional Use Permit

Application: # 0650-23

Location: Smithtown Performing Arts Center

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: Set public hearing date.



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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

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: Schedule public hearing for January 11, 2024.