



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

FEBRUARY 15, 2024 PLANNING BOARD MEETING AGENDA

PURSUANT TO THE PROVISIONS of Article XI, § 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 February 15, 2024 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.

The public hearing will be live-streamed on our [Official YouTube channel at youtube.com/IncVillageofPortJeffersonOfficial](https://www.youtube.com/IncVillageofPortJeffersonOfficial)

6:00PM GENERAL BUSINESS

- Approve the 1/11/24 draft minutes.
- Next Planning Board meeting is 3/14/24.

6:30PM PUBLIC HEARING

1601-1607 Main Street (DR) Site Development Plan

Application: #0645-23

SCTM: Sec. 21, Blk.6, Lot(s) 1, 2, 3, and 4

Zoning: C-2 Commercial

Property Owner: Conifer Realty

Applicant: Port Jefferson Commons, LLC (Member, Conifer Reality, LLC)

Contact: Kathleen Deegan Dickson, Esq., Forchelli Deegan Terrana, LLP

Description: Proposed demolition and redevelopment of the site with a new 60,340 square foot, 3-story, mixed use building. The proposed building consists of a 60 stall below grade vehicular parking lot, first floor non-residential tenant space approximately 2,485 square feet fronting Main Street and 53 residential units on all three floors. Common areas will be dispersed throughout the proposed building.

1/11/24 Public Hearing continued to 2/15/24.



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WORKSESSION

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: Update; PILOP request referred to the BOT.

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30 Sheep Pasture Road (DR)

Site Plan Amendment

Application: # 0675-23

Location: 30 Sheep Pasture Rd. Verizon Building

SCTM: Sec.21, Blk.4, Lot 6

Zoning: C-2 Commercial District

Applicant: Alexander Wruck (Realtor)

Property Owner: New York Telephone Company

Contact: WFC Architects c/o Steven Saraniero

Description: Proposed installation of 200KW Bloom Energy Saver equipment. Referred to Planning Board by Building Inspector letter 10/19/23.

Action: 1/11/24 PB reviewed, 1/17/24 ARC reviewed, 1/31/24 ARC comments received. 2/9/24 Received revised plans. Approve draft resolution.

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14 East Broadway (DR) Site Plan Amendment

Application: # PB-0673-23

Location: 14 E. Broadway (vacant Ecolin Jewelry Store)

SCTM: Sec.12, Blk.2, Lot 3

Zoning: C-1 Commercial District

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

Property Owner: East Ferry Office, LLC

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

Description: Proposed exterior modifications to existing building

Action: 1/11/24 PB reviewed, 1/17/24 ARC reviewed, 1/31/24 ARC comments received, 2/1/24 Received revised plans. Approve draft resolution.

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: Variances for easterly and western side approved. Review Site Development Plan for approval Resolution.
