



INCORPORATED VILLAGE OF PORT JEFFERSON
Building & Planning Department
88 North Country Rd., Port Jefferson, NY 11777
Ph.: (631) 473-4744 Fax: (631)473-2049
www.portieff.com

FEBRUARY 15, 2024
PLANNING BOARD MEETING MINUTES

PRESENT:

Ray DiBiase (RD)
Gil Anderson (GA)
Barbara Sabatino (BS)
Laura Zimmermann (LZ)
Andrew Freleng, Director (AF)
Deirdre Ryan, Sr. Planner
Cindy Suarez, Secretary (CS)

ABSENT:

Joe Sanzano, Planner (JS)
Lou Bekofsky (LB)

The Planning Board met at 6:00PM at Village Hall 121 West Broadway, Port Jefferson, NY 11777.

6:00PM GENERAL BUSINESS

Due to technical difficulties with the live stream the work session was moved to after the public hearing.

6:30PM PUBLIC HEARING *Certified Transcript – Jennifer Campbell Court Reporting- Livestreamed on Youtube.com*

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 opened and continued to 2/15/24.

(Lou Bekofsky recused).



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A sign in sheet was distributed and write in cards were required for request to public speak.

Present: Kathleen Deegan Dickson, Esq., Forchelli Deegan Terrana, LLP,
Sal Cocco, R.A., Roger Pine, VP of Development Conifer Realty, Kristiana Kastalek,
Env. Planner

A. Freleng updated the public on the status of the application. Revised plans were received electronically today. Staff and the Planning Board have not had an opportunity to review.

K. Deegan-Dickson presented the application.

The public was given the opportunity to speak.

Written comments will continue to be accepted.

LZ moved to adjourn the public hearing to 3/14/24, BS second, all in favor, vote 4-0, unan.

WORKSESSION

- LZ moved to approve the 1/11/24 draft meeting minutes, BS second, vote 4-0, unan.
- The next Planning Board meeting/public hearing(s) is Thursday 3/14/24.

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.



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Action: Update; PILOP request referred to the BOT for action.

**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.

LZ moved to approve the application as presented, BS second, vote 4-0, unan.

**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 Bjerneby, R.A. c/o EAB Architectural Designs, PLLC

Property Owner: East Ferry Office, LLC

Contact: Erik Bjerneby, 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.

BS moved to approve the application as presented, GA second, vote 4-0, unan.



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

LZ moved to approve the application as presented, BS second, vote 4-0, unan.

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LZ moved to adjourn the meeting at 7:50PM.

*Respectfully submitted,
Cindy Suarez
Secretary to the Planning Board and Zoning Boards*