



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

MARCH 14, 2024 DRAFT 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 March 14, 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 2/15/24 draft minutes.
- Next Planning Board meeting is 4/11/24.

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 and adjourned to March 14, 2024



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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: PILOP request to BOT denied.

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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

Contact: Melvin I. Gonzalez R.A., AIA c/o MIG Architect PLLC

Description: Proposed 2nd floor addition over existing 1st floor for (3) one-bedroom apartments.

Action: Schedule Public Hearing for 4/11/24