



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

MARCH 14, 2024
PLANNING BOARD MEETING MINUTES

PRESENT:

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

ABSENT:

Laura Zimmermann (LZ)

*The Planning Board met at 6:00PM at Village Hall 121 West Broadway, Port Jefferson, NY 11777.
The meeting was livestreamed on Youtube.com.*

6:00PM GENERAL BUSINESS

- BS moved to approve the 2/15/24 draft minutes, GA second, vote 3-0, unan.
- The next Planning Board meeting is scheduled for 4/11/24.

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: Woodhull Expediting c/o Amy DeVito, President

Description: Proposed doggie daycare to include grooming, retail, indoor public dog park

Action: Update

3/14/24 staff report.

The applicant's representative emailed a request to be on the Planning Board's 4/11/24 meeting agenda for discussion.

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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: The Board members scheduled the application for the 4/11/24 Public Hearing agenda.

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 Realty, 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, adjourned to 3/14/24.

RD opened the public hearing at 6:30PM.



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At the applicant's request as per 3/14/24 letter received by Kathleen Deegan-Dixon on 3/14/24, the public hearing will be adjourned to April 11, 2024.

There were no public present.

BS moved to accept the applicant's request to adjourn the public hearing to 4/11/24, GA second, vote 3-0, unan.

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RD moved to adjourn the meeting at 6:35PM, GA second, vote 3-0, unan.

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