



INCORPORATED VILLAGE OF PORT JEFFERSON

PLANNING BOARD

88 North Country Rd., Port Jefferson, NY 11777

Ph.: (631) 473-4744

www.portieff.com

MEMBERS

Ray DiBiase (Chairman)

Gil Anderson

Laura Zimmerman

Barbara Sabatino

Lee Rosner

Dan Segal (alt)

APRIL 11, 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 April 11, 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 meeting will be live streamed on our [Official YouTube channel at youtube.com/IncVillageofPortJeffersonOfficial](https://www.youtube.com/IncVillageofPortJeffersonOfficial)

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6:00PM GENERAL BUSINESS

- Approve the 3/14/24 draft minutes.
 - SCVOA Municipal Training 5/14/24 (Hilton LI-Huntington 5:30PM-9:30PM)
 - Next Planning Board meeting 5/9/24.
 - Introduce new Board members Lee Rosner & Dan Segal
-

6:30PM PUBLIC HEARING(s)

**1601-1607 Main Street
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 2,764 square feet fronting Main Street and 53 residential units on all three floors. Common areas will be dispersed throughout the proposed building.



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Action: Public Hearing opened January 11, 2024, adjourned to February 15, 2024, adjourned to March 14, 2024, adjourned to April 11, 2024.

250 East Main Street Site Development Plan & Conditional Use

Application: #PB-0069-23

SCTM: Sec. 0012, Blk.003, Lot 007

Zoning: C-1 Central Commercial District

Property Owner: Agrino Holdings, LLC c/o Louis Antoniou

Applicant: Agrino Holdings, LLC c/o Louis Antoniou

Contact: Melvin I. Gonzalez, RA AIA

Description: Site Plan and Conditional Use Permit Application for the proposed development of the site with the 1st floor of the existing structure to remain as two retail land uses and Conditional Use Permit from Section 250-18. B(8) Restaurant, with some modification of entry ways and a new stairway in the rear of the building. The 2nd floor will consist of a new building addition over the existing building and include three (3) new one (1) bedroom dwelling units.

Action: Public Hearing

WORKSESSION

1515 Main Street (TM) Site Plan Amendment & Conditional Use Permit

Application: # 0631-22

Location: 1515 Main St (vacant)

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 LLC, C/o Amy DeVito

Description: Proposed Earth Dog pet daycare to include grooming, retail, indoor public dog park

Action: Update



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Mather DRA (Drainage Retention Area)

Planning Staff update

116 W. Broadway

Site Plan Amendment

Application: #0680-24

SCTM: Sec.12, Blk.1, Lot 3

Zoning: C-1 Commercial District

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

Property Owner: West Ferry Office, LLC c/o Frederick A. Hall, VP and GM

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

Description: Proposed generator on raised platform at NE corner of property and (4) heat pumps and (1) condenser on the west side of the property.

Action: New application

1 North Country Rd.

Site Plan Revision

SCTM: Sec. 21, Blk 3, Lot 27

Zoning: C-2 Commercial District

Applicant:

Property Owner: Port Development, LLC

Contact: Eric Nicosia, R.A.

Description: Amendment to 6/10/21 Planning Board Resolution amended on 2/15/22 and on 3/9/23.

Action: Amendment to 3/9/23 Resolution

Applicant proposes the following revisions:

1. Eliminate existing north two car garage use and replace with second bedroom and bathroom for first floor apartment #06.
 2. The apartment count has been revised from 29 one bedroom and 6 two-bedroom units to 28 one bedroom and 7 two-bedroom units.
 3. The dumpster and loading space locations have been swapped.
 4. The parking strip near the building has been revised.
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REFERRAL: TOWN OF BROOKHAVEN

**Villas at Setauket Phase II
Site Plan**

Location: 107 Comsewogue N/s Comsewogue Rd., 70' W/o Sheep Pasture Rd.,
Setauket

Tax Map No.: 0200 13500 0400 004006

Lot size: 17.93 acres

Description: Proposed construction of 8 dwelling units and 2 garage buildings.

Action: Review and forward comments by 4/21/24.
