



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)

MAY 9, 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 May 9, 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 4/11/24 draft minutes.
 - Next Planning Board meeting 6/13/24.
 - Fred Hall c/o Port Jefferson-Bridgeport Ferry Co., to present a conceptual plan to improve traffic flow on East Broadway
 - Andy Freleng to present a parking stall demand reduction plan.
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6:30PM PUBLIC HEARING(S)

**224 East Main Street
Conditional Use Permit & Site Development Plan**

Application: #0650-23

SCTM: 206-Sec. 12, Blk.3, Lot 13

Zoning: C-1 Commercial

Property Owner: Aisling, Inc. C/o Leo Harrington

Applicant: Aisling, Inc. C/o Leo Harrington

Contact: Woodhull Expediting LLC, C/o Amy DeVito

Description: The Performing Arts Studio is currently operating on the second floor without proper CO. A conditional use permit from the Planning Board pursuant to Village Code §250-18(B)(11) is required.

Action: Public Hearing



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WORK SESSION

1601-1607 Main Street Site Development Plan

Application: #0645-23

SCTM: 206-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 2,764 square feet fronting Main Street and 53 residential units on all three floors. Common areas will be dispersed throughout the proposed building. Public Hearing opened January 11, 2024, adjourned to February 15, 2024, adjourned to March 14, 2024, Public Hearing closed April 11, 2024.

Action: Vote on final Resolution

250 East Main Street Site Development Plan & Conditional Use

Application: #PB-0069-23

SCTM: 206-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 uses, 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. Public Hearing closed 4/11/24.

Action: Vote on final resolution_ revised plans received 4/29/24



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1515 Main Street

Site Plan Amendment & Conditional Use Permit

Application: # 0631-22

Location: 1515 Main St (vacant)

SCTM: 206- 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 _ revised plans received 4/26/24

415-417 East Main Street

Site Development Plan & Conditional Use Permit

Application: #PB-0608-20

SCTM: 206-0012-0010-001,0012, & 002.2

Zoning: C-1 Central Commercial District

Property Owner: Pietro Parillo

Applicant: Pietro Parillo

Contact: Amy DeVito c/o Woodhull Expediting LLC

Description: Proposed conversion of a 3-story retail and office use building to a mixed-use retail and residential land use located on the southeast corner of Main Street and East Main Street.

Action: Update

100 Oakland Avenue

Site Plan Amendment

Application: #PB-0681-24

SCTM: 206-0021-005 & 0027

Zoning: C-2 Central Commercial District

Property Owner: Brookhaven Oakland LLC c/o Nicholas Zulkofske



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Applicant: Brookhaven Oakland LLC c/o Nicholas Zulkofske

Contact: Greenleaf Solar

Description: Proposed installation of solar panels on roof of existing commercial building.

Action: New application
