



**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](http://www.portieff.com)

**MAY 9, 2024**  
**PLANNING BOARD MEETING MINUTES**

**PRESENT:**

Ray DiBiase (RD)  
Gil Anderson (GA)  
Barbara Sabatino (BS)  
Laura Zimmermann (LZ)  
Lee Rosner (LR)  
Dan Segal (DS)  
Andrew Freleng, Director (AF)  
Deirdre Ryan, Sr. Planner (DR)  
Tom Murawski, RA (TM)  
Cindy Suarez, Secretary (CS)

**ABSENT:**

*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**

- LZ moved to approve the 4/11/24 draft minutes as amended, BS second, vote 5-0, unan.
- The next Planning Board meeting is scheduled for 6/13/24.
- Fred Hall c/o Port Jefferson-Bridgeport Ferry Co., to present a conceptual plan to improve traffic flow on East Broadway

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**6:30PM PUBLIC HEARING** (*Certified Transcript Jennifer Campbell*)

**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.



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**Action:** Public Hearing

Present: Woodhull Expediting LLC, C/o Amy DeVito

AD presented the application.

The 5/8/24 Staff report was reviewed.

The applicant has applied for a proposed conditional use permit to allow for the conversion of the second-floor land use from retail use to Performing Arts Studio. There is a CO for 3-one-bedroom apartments on the third floor, two stores on the second floor, and one office on the basement level (1989).

An Administrative Change of Use Application was granted on June 29, 2023, to convert the (basement) level of the subject property from office use to retail use for a proposed Retail Smoke Shop, subject to conditions.

The applicant is required to complete the following tasks:

- Building Permits and Certificate of Occupancy for the Performing Arts Studio.
- Building Permits for all interior alterations including any wall signage.
- Business Registrations for all businesses.
- Apartment license for the 2024 year.

There were no comments from the public.

AD to obtain SCDPW approval and to submit an updated floor plan of the current use.

LZ moved to adjourn the public hearing to 6/13/24, GA second, vote 5-0, unan.

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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 Reality, LLC)

**Contact:** Kathleen Deegan Dickson, Esq., Forchelli Deegan Terrana, LLP



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**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 sixty stall below grade vehicular parking lot, first floor non-residential tenant space approximately 2,764 square feet fronting Main Street and fifty-three 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

Present: Philip A. Butler c/o Forchelli, Deegan, Terrana Law Group

The 5/9/24 the Board members reviewed the draft resolution.

LR moved to approve the conditional resolution, second by BS with the following amendments:

1. Amend/add language regarding traffic control to be determined by the village attorney.
2. Amend resolution to include reference to the 11/17/22 ZBA determination.
3. Amend #20 to edit the wording requirement regarding easement agreement.

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**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 first 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 second 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

Present: Melvin I. Gonzalez, RA AIA & Louis Antoniou, Property Owner



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The 5/9/24 staff report was reviewed with the Board members.

The ARC submitted their comments on 4/10/24. The applicant amended the site plans to reflect the ARC comments.

LZ moved to approve the draft resolution, BS second, vote 5-0, unan.

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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

Present: Amy DeVito c/o Woodhull Expediting LLC.

The applicant requests to schedule a public hearing. The Board members requested a project narrative and agreed to schedule a public hearing for 6/13/24.

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**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.



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**Action:** Update

Present: Amy DeVito c/o Woodhull Expediting LLC. & Enspire Design Group, PLLC c/o Michael Morbillo, RA.

Revised site plans dated 4/22/24 were submitted on 5/2/24.

The Board members reviewed the 5/8/24 staff report and the revised site plans.

The following items were discussed and need to be specifically clarified on the plans: (see 5/8/24 staff report for details)

- Density
- FAR
- Drainage
- Refuse
- Access agreements
- Floor Plans 400 SF of habitable space required per unit
- Drawing notes
- Exterior lighting
- Variances
- Number of parking spaces required
- The applicant will revise and resubmit the plans

Present: Mr. John Huber, Attorney represents the neighboring property at 407 East Main Street "Colatosti".

Mr. Huber spoke regarding his client's opposition to the project and distributed document packets to the Board members that he had prepared for the 4/18/24 Zoning Board public hearing which was cancelled.

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**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

**Applicant:** Brookhaven Oakland LLC c/o Nicholas Zulkofske

**Contact:** Greenleaf Solar

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



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**Action:** New application

Present: none

The 5/8/24 staff report and the Architectural Plans Dated: February 1, 2024. By: James J. Stout Architect, Pages A-1-A-3 & 100-01 & C-1 & C-2 reviewed.

Proposed solar panels on the south side of the pitched roof will be connected to the existing electric facilities of the building.

The Planning Board requests more information and details on the proposed electrical connection meters to be installed and the type of screening that will be provided around the meters. ARC input on screening and the view of the roof will be sought.

An updated survey showing accurate measurements to scale is to be provided.

AF stated that this is the first commercial solar panel project in the area and ramifications will set a precedence.

LZ will review the NYPF guidelines for solar installations.

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Andy Freleng presented "Parking Stall Demand Reduction" power point.  
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RD moved to adjourn the meeting at 9:00PM, BS second, vote 5-0, unan.

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