



**INCORPORATED VILLAGE OF PORT JEFFERSON**

**PLANNING BOARD**

**88 North Country Rd., Port Jefferson, NY 11777**

**Ph.: (631) 473-4744**

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

MEMBERS

Ray DiBiase (Chairman)

Gil Anderson

Laura Zimmerman

Barbara Sabatino

Lee Rosner

Dan Segal (alt)

**JUNE 13, 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 June 13, 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 5/9/24 draft minutes.
  - Next Planning Board meeting changed from 7/11/24 to 7/18/24.
- .....

**6:30PM PUBLIC HEARING(s)**

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

**Application:** #0650-23

**SCTM:** 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 5/9/24 adjourned to 6/13/24.  
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**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 pet daycare "Earthdog" to include grooming, retail, indoor public dog park

**Action:** Public Hearing

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**WORK SESSION**

**116 W. Broadway (DR)**

**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:** 4/11/24 agenda, PB requests more information.

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**111 West Broadway (TM)  
Site Plan Amendment**

**Application:** # 069-22

**Location:** Saghar/Curry Club Restaurant

**SCTM:** Sec.12, Blk.7, Lot 8

**Zoning:** C-1 Commercial District

**Applicant:** Erik A. Bjerneby, R.A.

**Property Owner:** 111 West Broadway, LLC

**Contact:** Erik A. Bjerneby, R.A.

**Description:** Proposed renovations to existing restaurant with patio and covered areas to outdoor storage.

**Action:** Update

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**725 Pine Tree Court (DR)  
Tree Clearing & Grading**

**Application:** # TCG-0024-24

**Location:** 725 Pine Tree Court

**SCTM:** Sec.14, Blk.2, Lot 1

**Zoning:** District R-B2 Residential

**Applicant:** Yaohui Shu & Junshan Zhou

**Property Owner:** Yaohui Shu & Junshan Zhou

**Contact:** Yaohui Shu & Junshan Zhou

**Description:** Remove approximately 27 healthy trees over 9" in diameter

**Action:** Present New application

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**99 Pine Hill Rd. (TM)**

**Tree Clearing Grading & Retaining Wall**

**Application: # 0632-22**

**SCTM: Sec.18, Blk.1, Lot 28**

**Zoning: R-B1 Residential District**

**Applicant: Leon Shterengas & Larisa Kuznetsova**

**Property Owner: Leon Shterengas & Larisa Kuznetsova**

**Description: Removal of approximately 15 trees and replacement of retaining wall**

**Action: Review application**

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**33 Pilgrim Dr. (TM)**

**Tree Clearing Grading & Retaining Wall**

**Application: # 0016-23**

**SCTM: Sec.9, Blk.3, Lot 19**

**Zoning: R-B2 Residential District**

**Applicant: Hilda Chan**

**Property Owner: Hilda Chan**

**Description: Replacement of existing retaining walls**

**Action: Review application**