



**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)

**JULY 18, 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 and Work Session meeting on Thursday July 18, 2024, at 6:30PM. (A pre-hearing work session will begin at 6:00PM)*

*Location: Building & Planning Dept. 88 North Co. Rd., Port Jefferson, NY 11777.*

The meeting will be live streamed on our [Official YouTube channel at youtube.com/IncVillageofPortJeffersonOfficial](https://youtube.com/IncVillageofPortJeffersonOfficial)

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**6:00PM GENERAL BUSINESS**

- Approve the 6/13/24 draft minutes.
  - Next Planning Board meeting tentative 8/8/24.
- .....

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

**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 opened 6/13/24, adjourned to 7/18/24.  
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**WORK SESSION**

**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:** Update (Public Hearing closed 6/13/24)

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**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:** Update; ARC comments & Draft resolution

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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: ARC comments

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**100 Oakland Avenue (DR)  
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.

**Action:** Update; ARC comments

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**322 Main Street (DR)**

**Site Plan & Conditional Use Permit**

**Application:** #PB-0686-24

**SCTM:** 206-0021-007 & 0025.9

**Zoning:** C-1 Central Commercial District

**Property Owner:** Eastwind Construction Corp. c/o James Wang

**Applicant:** Permit Expeditors c/o Andrew Malguarnera

**Contact:** Permit Expeditors c/o Andrew Malguarnera

**Description:** Convert second floor storage space to new dwelling unit over existing retail space.

**Action:** New application

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**St Charles Hospital (TM)**

**Site Plan Amendment**

**SCTM:** 0013-01-0011.2 & 002

**Zoning:** P-O Professional Office

**Property Owner:** Catholic Health Services

**Applicant:** St Charles Hospital

**Contact:** Philip Polo, Director of Facilities and Construction

**Description:** Review proposed minor revisions to approved site plan.