

**INCORPORATED
VILLAGE of PORT JEFFERSON**

121 West Broadway
Port Jefferson, NY 11777
Tel. (631) 473-4744 Fax (631) 473-2049
www.portjeff.com

January 6, 2016

DRAFT PLANNING BOARD MINUTES

PRESENT:

Ray DiBiase, Chair
Llewellyn Johnson
Laura Zimmerman
Barbara Sabatino
Jen Sigler (alternate)
Alison LaPointe, Special Atty. for Building & Planning
Denise Harrington, Village Planner
Cindy Suarez, Secretary
Bruce D' Abramo, Liaison

ABSENT:

Gil Anderson
Neil Thompson

The Board convened at 5:00 PM in the Building & Planning Department conference room 88 North Country Rd., NY 11777.

GENERAL BUSINESS

- BS moved to approve the 11/12/15 draft minutes, LZ second, vote unan.
- Next Planning Board meeting 1/14/16 6:00PM Village Hall Conference room (there are no Public Hearings scheduled)

STAFF UPDATES (AL)

- Neil Thompson in process of updating Village zoning maps
- Uptown Blight study completion is forthcoming

STAFF UPDATES (AL & BD)

1/5/16 the BOT approved the following code changes:

- Handicap ramps are to be considered temporary structures and to be exempt from setback requirements with proof of handicap. New property owners without handicap needs will be required to remove the structure or apply for a variance from the ZBA.
- MW1 modified so restaurants are conditional uses
- 1217 Main St. update on history and new site plan forthcoming

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- Code clarified so the required 400 ft. separation between restaurants applies only to restaurants within the MW zones; the proximity to adjacent restaurant in other zones is not considered.
- Discharge of arrows will be prohibited.

APPLICATIONS

**1217 Main St. (DH)
Conditional Use & Site Plan Amendment**

Application: #0475-15LZ

Location: 1217 Main Street

SCTM: Sec. 17, Blk. 5, Lot 11.1

Zoning: R-O

Applicant: Jimmy Barker c/o Barker Materials LTD

Contact: Campani & Schwarting Architects

Owner: Winters Family Foundation

Description: Single family dwelling proposes mixed office use and residential use

RD recused from application.

Review proposed plans.

Items of discussion:

Surrounding area

Mechanicals location

Dumpster location & enclosure

Parking Lot Designs

Buffers/Screening/Landscaping

Basement/2nd floor plans

Planning Board to meet with applicant at the 1/14/16 meeting.

**115 Prospect St. (DH)
Conditional Use & Site Plan Amendment**

Application: #409-13LJ

Location: Mather Museum, 115 Prospect Street

SCTM: Sec.12, Blk.4, Lot 31

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Zoning: R-B3

Applicant: Francis Campani, R.A.

Contact: Francis Campani, R.A.

Owner: Brookhaven War Memorial Foundation

Description: Proposed amendment of an approved conditional use site plan involving: the conversion of 600 sq. ft. of basement space in existing Clock Tower building to exhibition work area; installation of three (3) on-site parking spaces in western side yard and new western driveway; and minor amendments of the prior approved land banked parking area housing 16 parking spaces in the rear and eastern side yard. Public Hearing closed 9/10/15.

Action: Decision

Discuss options and alternatives to proposed plans.

No decision.

**116 West Broadway (Vacant Water Authority site) (DH)
Site Development Plan & Conditional Use**

Application: # 384-12LJ

Location: North side of W. Broadway/SR25A approx. 340 ft. east of the intersection of Barnum Ave. & W. Broadway/SR25A.

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

Zoning: MW-2 Marina-Waterfront

Property Owner: Enrico Scarda c/o The Crest Group LLC

Applicant: CE Port LLC

Contact: Enrico Scarda c/o The Crest group LLC & Allen Bernhard, P.E.

Description: Site Development Plan & Conditional Use application for 2130 sf proposed restaurant with 1928 sf outdoor deck. Variances received for insufficient parking, oversized restaurant & location within 400 ft. of another restaurant. Public Hearing closed 11/12/15.

Action: Decision

Discuss & review draft conditions in DH 12/21/15 staff memo.

No decision.

Meeting ended at 8:15 PM.

Respectively submitted, Cindy Suarez, Secretary to the Planning & Zoning Board