

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

January 12, 2017

PLANNING BOARD MINUTES

PRESENT:

Ray DiBiase, Chair
Barbara Sabatino
Llewellyn Johnson
Gil Andersen
Jen Sigler (alternate)
Neil Thompson, Planner
Bruce D'Abramo, Trustee-Liaison
Cindy Suarez, Secretary

ABSENT:

Laura Zimmerman
A. LaPointe, Sp. Atty. for Building & Planning

The Board convened at 6:00 PM at Village Hall, 121 W. Broadway, Port Jefferson, NY 11777.

STAFF UPDATES

606 Main Street

Site Plan Amendment & Conditional Use & Change of Use

Application: #424-14

Location: West side of Main St. approx. 53 ft. south of intersection of Liberty Ave. & Main St.

SCTM: Sec.16, Blk.8, Lot 16

Zoning: R-O Residential Office

Applicant: Hawkins Webb Jaeger c/o Ken Van Helden

Contact: Hawkins Webb Jaeger c/o Ken Van Helden

Owner: Derek & Katherine Wonderland

Description: Proposed non-medical office on the first floor and single family residence on second floor.

First submission in 2011.

Most current plans 11/11/16

No proposed building changes – site plan changes only

Current plans will require variances

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**Danfords Hotel & Restaurant
Site Plan Amendment**

Application: #0505-16

Location: 25 E. Broadway

SCTM: Sec.8, Blk.1, Lot 13.11

Zoning: M-W

Applicant: Crest HM LLC c/o Jordan Kowalenko, Project Manager

Contact: Jordan Kowolenko, Project Manager

Owner: Crest HM LLC

Description: Proposed removal of existing deck and installation of new larger deck.

Present:

Jordan K. (Property Manager), John G. (Architect) & Enrico Scarda (Property owner)

Current plans are conceptual & out of scale.

Proposed deck to create holding area for event room on that floor only. Deck to overhang existing private parking for marina guests.

Board members proposed conditions to be addressed in the staff report.

Items discussed:

- Music
- Tables
- Enclosed space
- Updated site plan
- Lighting details
- Deck material details
- Bar/food service
- Permanent structures
- No plumbing on deck

Meeting ended at 7:10PM

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