

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

January 14, 2016

PLANNING BOARD MINUTES

PRESENT:

Ray DiBiase, Chair (RD)
Llewellyn Johnson (LJ)
Barbara Sabatino (BS)
Laura Zimmerman (LZ)
Gil Anderson (GA)
Alison LaPointe, Special Atty. for Building & Planning (AL)
Denise Harrington, Village Planner (DH)
Neil Thompson, Village Planner (NT)
Cindy Suarez, Secretary (CS)

ABSENT:

The Board convened at 6:00 PM in the first floor conference room at Village Hall 121 West Broadway, Port Jefferson, NY 11777.

There are no Public hearings scheduled.

6:00 GENERAL BUSINESS

- The Board unanimously approved the 1/6/16 draft minutes as amended
- Trustee report - none
- Staff report (AL)
 - ✓ 201 W. Broadway project submitted a letter requesting an extension of the Planning Board Conditional Approval. Village code does not require an extension as Conditional Approvals have no timeline. A letter will be sent to the applicant.
- 2/3/16 Work Session 5:00PM Building & Planning Dept.

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

APPOINTMENTS:

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

Application: #0475-15LZ

Location: East side of Main St., north of Stony Hill Rd., west side of First Ave.

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

Action: Meet with applicant

Present: Michael Schwarting, Architect

RD recused from application.

DH Staff memo

Items discussed:

- ✓ Conceptual plan options
- ✓ Change of use/Mixed use
- ✓ Exits, fire alarms
- ✓ Landscape plan
- ✓ Paving plan
- ✓ Dumpster location/enclosure
- ✓ Drywells
- ✓ Curb cut
- ✓ Traffic flows
- ✓ Periodic renewals
- ✓ No new signage or lighting proposed

Planning Board referral to ZBA for variance(s) forthcoming.

Applicant to prepare conceptual plan.

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

BOT REFERRAL

**Golden Pineapple B&B (NT)
Special Use Application**

Location: 201 Liberty Ave.

SCTM: Sec. 16, Blk. 6, Lot 1

Zoning: Single Family Residence R-B2

Total Lot Area: 20,037.6 sq. ft. (.46 acres)

Property Owner: Jennifer Hoang-Simko

Description: 1/5/16 BOT Public Hearing held open in anticipation of Planning Board comments. Request from Robert Juliano, Village Administrator.

Action: Review and comment.

Board reviewed and approved all items in NT staff report.

NT to refer Planning Board's comments to the BOT.

DECISION CALENDAR

**116 West Broadway (Vacant Water Authority site)
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

Conditions of Conditional approval were finalized.

LZ moved to approve the application as amended with conditions, vote unan. 5-0

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

**115 Prospect St. (Mather Museum)
Site Development Plan Amendment**

Application: #409-13LJ

Location: Mather Museum, 115 Prospect Street

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

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

Present: Frances Campani, Architect & Nick Acampora, President of the Port Jefferson Historical Society

Discussion items:

- ✓ Lighting options; dawn to dusk, timer or motion sensor
- ✓ Proposed fence; can be eliminated
- ✓ Erosion control; pervious pavers & grass
- ✓ Landscaping/ irrigation
- ✓ Gate post sign "Deliveries Only"

Draft Site Plan Amendment Approval Resolution forthcoming for review.

Meeting ended at 9:00 PM.

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