

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

February 3, 2016

PLANNING BOARD MINUTES

PRESENT:

Ray DiBiase, Chair
Llewellyn Johnson
Laura Zimmerman
Barbara Sabatino
Gil Anderson
Alison LaPointe, Special Atty. for Building & Planning
Denise Harrington, Village Planner
Neil Thompson, Village Planner
Cindy Suarez, Secretary
Bruce D'Abramo, Liaison

ABSENT:

Jen Sigler (alternate)

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 1/14/16 draft minutes as amended, LZ second, vote unan.
- Planning Board meeting/Public Hearing 2/10/16 6:00PM Village Hall Conference room

STAFF UPDATES (AL)

- Blight study on hold for approximately 30 days due to FOIL request with the SCPD
- Tritec project litigation still holding up project
- McDonalds in the Village has closed.

TRUSTEE REPORT (BD)

- Restaurants are now considered a Conditional Use in the MW1 zone
- Golden Pineapple: Planning Board comments sent to the BOT

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APPLICATIONS

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

Application: #0475-15LZ

Location: East side of Main Street west of Stony Hill Rd.

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: Public Hearing 2/10/16

(RD recused)

Conceptual plan submitted by the applicant.

Items of discussion:

- Dumpster location, size, enclosure
- Parking
- Screening
- Irrigation
- Stormwater
- Determine variances
- Draft PB referral letter to ZBA
- Request existing site plan

Items Board requests to be placed on plan:

- Roof leaders
- Runoff volume
- Small drywell for drainage pipe
- Elevations to determine runoffs & drywell location
- Sidewalk details
- Landscaping design to be increased
- Infilling of window wells on east side of building
- Clarify storage

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DECISION CALENDAR

**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 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.

Action: Decision

Public Hearing closed 9/10/15.

Discussed conditions of the Resolution

Meeting ended at 7:30PM.

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