

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

MARCH 3, 2016

PLANNING BOARD MINUTES

PRESENT:

Llewellyn Johnson
Barbara Sabatino
Gil Anderson
Jen Sigler (alternate)
Alison LaPointe, Special Atty. for Building & Planning
Denise Harrington, Village Planner
Neil Thompson, Village Planner
Bruce D'Abramo, Liaison

ABSENT:

Ray DiBiase, Chairman
Laura Zimmerman
Cindy Suarez, Secretary

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

J. Sigler took meeting minutes.

GENERAL BUSINESS

- 3/10/16 6:00PM/6:30PM Meeting/Public Hearing Village Hall

STAFF UPDATES (AL)

- Trittech won lawsuit and will be coming in soon to review conditions of approval to begin project. Foundation forthcoming August/September 2016.
- Mr. Gitto on schedule with his building project (Rail Realty) and gearing up for Phase II. 8 – 10 apartments are already wait-listed and expecting to rent all out.
- Discussions have begun with LIRR to improve parking. \$1.2 million project to full recognition of LIRR parking lot, \$800,000.00 from the state and the rest from Senator LaValle.
- 116 W. Broadway: applicant filing Article 78; Brian Egan gave the applicant's representative an extension to file Article 78 to discuss with the PB.

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TRUSTEE REPORT

- Meeting with Tommy Schafer – upset with ZBA for granting variances for 116 W. Broadway project.

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 3/10/16

(RD recused)

3/10/16 PB Public Hearing to be adjourned.

3/24/16 ZBA Public Hearing (same conditions & same variances being requested today).

PB to draft letter to ZBA to recommend that the ZBA rehear the application and grant variances so that improvements can be made to the site.

2011 ZBA refused to hear the application again.

121 Prospect St. (NT)

Conditional Use Permit Renewal

Application: PB 367-11AS

SCTM#: 206-12-4-32

Zoning: One- and Two-Family Residence R-B3 District

Contact/Owner: Pat J. Casarona

Description: Three (3) year renewal of Conditional Use Permit for a Professional Office incidental to the Residential Use

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Action: Renewal

PB requests applicant to replant and irrigate where required plantings dying or died.

MISCELLANEOUS

**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.

RD, LJ & BS will participate in site meeting with DH & President of Historical Society to review existing and required landscape screening.

Meeting ended at 6:35PM.

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