

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

JULY 7, 2016

PLANNING BOARD MINUTES

PRESENT:

Llewellyn Johnson
Barbara Sabatino
Laura Zimmerman
Gil Anderson
Denise Harrington, Village Planner
Cindy Suarez, Secretary
Bruce D'Abramo, Trustee-Liaison

ABSENT:

Ray DiBiase, Chair
Jen Sigler
Neil Thompson
Alison LaPointe, Sp. Atty. for Building & Planning

The Board convened at 5:00 PM at the Building & Planning Department 88 No. Co. Rd., Port Jefferson, NY 11777.

6:00 GENERAL BUSINESS

- Distribute new code books
- 7/14/16 Public Hearing – Village Hall

TRUSTEE REPORT (BD)

- NYSDOT to remove oversize signs on W. Broadway. Meeting to be held 7/8/16 with the Mayor.
- Billie's Saloon kitchen fire caused building to be closed. Violations to be addressed.

STAFF UPDATES (DH)

**1217 Main St.
Conditional Use & Site Plan Amendment**

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

Action: 5/11/16 Public Hearing closed. 7/12/16 Decision due.

Present: M. Schwarting, Architect

DH 6/14/16 staff report – review draft conditions.

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Items of discussion:

- Lighting
- Landscaping
- Restrictive covenant
- SCDPW sewer capacity letter
- 7/14/16 vote

**115 Prospect St.
Site Plan Amendment**

Staff update.

6/27/16 Proposed Site Plan

- Irrigation not shown
- Species to be revised to tolerate sun
- Bond required

PUBLIC HEARING 7/14/16

**5 Mill Creek Road
Site Plan Amendment & Conditional Use**

Application: # 0490-16RD

Location: Gourmet Burger Bistro-5 Mill Creek Rd. (also referenced as 112 Main Street)

SCTM: Sec.12, Blk. 7, Lot 45

Zoning: C-1 Central Commercial District

Property Owner: Pirraglia Realty Corp.

Applicant: Michael Napoli c/o Gourmet Burger Bistro

Contact: Michael Napoli

Description: Site Development Plan Amendment & Conditional Use Application to expand existing restaurant to 1917 sf with 17.25 ft. bar within existing 2-story mixed use building. Waiver of 16 required parking spaces pursuant to Village Code §250-27 (D) (1) (a) [3].

Action: Public Hearing

Public Hearing preparation.

Meeting ended at 7:00PM

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