

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

JULY 14, 2016

PLANNING BOARD MINUTES

PRESENT:

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

ABSENT:

J. Sigler (alternate)
A. LaPointe, Special Village Atty. for Bldg. & Planning
N. Thompson, Village Planner

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

6:00 GENERAL BUSINESS

- The Board unanimously approved the 6/1/16 & 7/7/16 draft minutes as amended
- The Board will not meet in August
- 9/1/16 Work session - Building & Planning Dept. - 88 North Co. Rd.
- 9/8/16 Meeting/Public Hearings – Village Hall – 121 W. Broadway

TRUSTEE REPORT (BD)

- Rail Realty project CO has been issued
- Trader's Cove parking lot under construction

6:30PM PUBLIC HEARINGS

**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

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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

Present: Michael Napoli, Business owner

Public Comments were heard from Michael Mart & Nick Acampora.

BS moved to close the Public Hearing, vote unan. (Hearing closed 7:00PM)

(Certified transcript)

DECISIONS

**115 Prospect St. (DH)
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: Amendment of parking area and driveway layout granted preliminary site plan amendment conditional use approval on February 10, 2016.

Action: Vote

Present: F. Campani, Architect & N. Acampora, President of the Historical Society

Draft Resolution distributed.

BS moved to approve the bond amount, vote unan.

GA moved to approve the application with conditions as presented, vote unan.

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

Application: # 0475-15

Location: 1217 Main Street (between Main St. & First Ave.)

SCTM: Sec.17, Blk. 5, Lot 11.1

Zoning: R-O Residential Office District

Property Owner: Winters Family Foundation

Applicant: Roanoke Holding Inc. c/o Jimmy Barker – Barker Materials LTD

Contact: Campani & Schwarting Architects

Description: Site Development Plan & Conditional Use application to amend the use from an existing single family dwelling to a proposed mixed use building with one non-medical office and one residential unit.

Action: Public Hearing closed 5/11/16 – vote.

(RD recused – GA, Acting Chair)

Present: Charles Russo, Esq. & M. Schwarting, R.A.

Declaration of C&R reviewed and accepted by A.L.

LZ moved to approve the application with conditions as presented, vote unan.

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

BS moved to approve the application with conditions as presented, vote unan.

Meeting ended at 8:00PM

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