

**INCORPORATED  
VILLAGE of PORT JEFFERSON**

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

**NOVEMBER 10, 2016**

**PLANNING BOARD MINUTES**

**PRESENT:**

Barbara Sabatino  
Llewellyn Johnson  
Laura Zimmerman  
Jen Sigler (alternate)  
Neil Thompson, Planner  
Bruce D'Abramo, Trustee-Liaison  
Cindy Suarez, Secretary

**ABSENT:**

Ray DiBiase, Chair  
Gil Andersen  
Denise Harrington, Planner  
A. LaPointe, Sp. Atty. for Building & Planning

The Board convened at 6:00 PM at Village Hall, 121 W. Broadway, Port Jefferson, NY 11777.

**GENERAL BUSINESS**

BS moved to approve the 10/6/16 draft minutes as amended, vote unan.

**TRUSTEE REPORT (BD)**

- PB members to coordinate a site visit at the Port Jefferson High School for a tour of a recently installed Green Roof to be State and Federal funded. Bruce suggested that the tour be extended to others in the area, including contractors.
- PJ Free Library Public Meeting held 11/9/16 regarding proposed site plan amendment.

**6:30PM PUBLIC HEARINGS**

PLEASE TAKE NOTICE, that the Planning Board of the Village of Port Jefferson, Suffolk County, N.Y., pursuant to Section 505(2) of the General Municipal Law of the State of New York, shall consider an Urban Renewal Plan for the area within the Village generally located between Sheep Pasture Road/North Country Road to the north, Walnut Street to the east, Long Island Rail Road tracks and property to the south, and a line mid-way between Main Street and Texaco Avenue to the west.

The proposed Urban Renewal Plan and Blight Study are on file at the Office of the Village Clerk. If you require any further information, prior to the scheduled hearing date, please appear in person at Village Hall, 121 West Broadway, Port Jefferson, New York.

**INCORPORATED  
VILLAGE of PORT JEFFERSON**

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

All persons interested in the proposed Urban Renewal Plan will be given an opportunity to be heard on NOVEMBER 10, 2016 at 6:30 p.m. at Village Hall, 121 West Broadway, Port Jefferson, New York.

Present: Jill Gallant, Senior Planner hired by VHB as a consultant representative to prepare an Urban Renewal Plan.

Presentation given by Jill Gallant.

Public comments heard.

7:05PM Public Hearing closed.

Certified Transcript.

**STAFF UPDATES**

**415 Liberty Avenue (Village Vistas) (NT)**

Site Plan Amendment, Applicants propose:

1. Modification of Covenant to permit “Vista Pruning” to a portion of the conservation easement to enhance views, appearance and overall viability and health of existing foliage.
2. Modification of orientation of Access to “Walking Path” on Liberty Avenue.

BS, JS & NT conducted a field trip to observe the proposed modification to the property.

PB concerns:

- Refer to CAC and to Cornell Extension for comment.
- Work to be done down is applicant’s involved and their responsibility.
- Restorative landscaping to be completed by developer (Tsunis) first before “Vista Pruning”.

**INCORPORATED  
VILLAGE of PORT JEFFERSON**

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

**25 E. Broadway (Danfords Hotel) (NT)**

Site Plan Amendment, Applicants propose:

Relocate parking lot electrical transformers and install handicap elevator (hydraulic).

PB concerns:

- Confirm/clarify property ownership
- Show decorative screening for transformer on proposed plan
- Alternate location/2<sup>nd</sup> option for transformers
- Consider pedestrian flow around transformer
- Planning Board feels flat roof not appropriate
- Elevator needs clarification of the entrance & exit location

***Meeting ended at 8:00PM***

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