

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

**January 5, 2017
PLANNING BOARD MINUTES**

PRESENT:

Ray DiBiase, Chair
Llewellyn Johnson
Gil Anderson
Barbara Sabatino
Jen Sigler (alternate)
Neil Thompson, Village Planner
Bruce D'Abramo, Trustee-Liaison
A. LaPointe, Sp. Atty. for Building & Planning
Cindy Suarez, Secretary

ABSENT:

Laura Zimmerman

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

GENERAL BUSINESS

BS moved to approve the 12/8/16 draft minutes as amended, vote unan. 4-0.

1/12/17 Planning Meeting Village Hall

NYPF conference 3/26/17-3/28/17 registration open

TRUSTEE REPORT (BD)

- BOT meeting 1/3/17 – VHB presentation re: Upper Port Urban Renewal Plan
- MTA still considering Lawrence Aviation site
- 227-250 E Main St. (vacant tax bldg.) property owner eager to occupy space & considers food service/restaurant most viable option.
- Discussion regarding community “grease trap” in parking area behind East Main. Village operated could generate revenue and preclude complications that may arise from future multiple easements.

STAFF UPDATES (AL)

- Billie’s Saloon resuming renovations following lifting of Stop Work Order
- Urban Renewal Plan – BOT to assume Lead Agency for SEQRA review. SEQRA must be completed before Planning Board takes any action re: Urban Renewal Plan

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- Perry St conceptual plans forthcoming meeting with Gitto & Vecchio
- Derelict train parked near Texaco Ave contributes to blighted, unattractive character of area and may encourage squatting.
- VHB reconfiguring parking lots & Rail Realty plan & MTA to maximize parking spots & Park reconstruction on Texaco Ave.

APPLICATIONS

**Chandler Square
Site Plan Amendment**

Application: #496-16

Location: Main St. (Prior Village Way Restaurant)

SCTM: Sec.12, Blk.7, Lot 47.9

Zoning: C-2

Applicant: Kristine D'Angelis c/o R-Design Cons Inc.

Contact: Robert Wilkinson, Property manager

Owner: Kristine D'Angelis

Description: Construct new restaurant

Action: Proposed site plan

Present: Robert Wilkinson, Property Manager & Mike Rubenstein, Architect

Mr. Wilkinson presented proposed master plan.

Items discussed:

- Building size remains the same
- Building to be moved closer to street front
- Existing building Demolition
- Public restrooms accessible from the outdoors.
- Covered walkway connecting replacement structure and existing building to the west. Will provide pedestrian pass through, access to proposed public rest rooms and mechanical & electrical enclosures in new building.
- Seeing Eye dog Memorial
- Outdoor fireplace & dining
- Second floor storage/conference room
- Mechanical Area

Items to be addressed on site plan:

- Screening for roof top mechanical equipment
- Southern façade is blank. Needs trim, façade treatment to make it more visually attractive

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- Gates at either end of walkway area to secure area at night
- Outdoor lighting
- Decreasing the number of parking spaces in small, western lot in the interest of public safety, remove spaces to provide room for cars to safely back out and turn before entering 25A.
- Unifying signage throughout the village – use black cut metal cut out signs that were installed at Bakers Alley.
- Ownership of creek bed and wood deck remains unresolved.

SEQRA TYPE II

Permitted Use – no Public Hearing required

**Village Vistas
Site Plan Amendment**

Application: #495-16

Location: 415 Liberty Ave.

SCTM: Sec.16, Blk.8, Lot 18

Zoning: RB-2

Applicant: Village Vistas Condominium Association

Contact: Philip Mazzola

Owner: Liberty Meadows LLC

Description: Modification of Covenant to permit pruning to a portion of the conservation easement & modification of orientation of access to walking path on Liberty Ave.

Action: Staff Update

Present: Ed Stalzer & Phil Mazzola (residents & HOA members)

- In an effort to expedite the proposed pruning, rather than condition an approval on the completion of re-vegetation required by the developer, it may be possible to secure a bond (or more ideally a line of credit) from Mr. Tsunis for said work.
- The Planning Board reminded the applicants to be prepared to meet the Planning Board conditions & concerns.

**Danfords Hotel & Restaurant
Site Plan Amendment**

Application: #0505-16

Location: 25 E. Broadway

SCTM: Sec.8, Blk.1, Lot 13.11

Zoning: M-W

Applicant: Crest HM LLC c/o Jordan Kowalenko, Project Manager

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Contact: Jordan Kowolenko, Project Manager

Owner: Crest HM LLC

Description: Proposed removal of existing deck and installation of new larger deck on 2nd floor to accommodate elevator area.

Items to be addressed:

- Outdoor dining
- Parking table

17 Sands Lane

Tree Clearing & Grading

Application: #500-16

Location: 17 Sands La.

SCTM: Sec.5, Blk.3, Lot 29

Zoning: R-B1

Applicant: Carl Saieva

Description: Proposed removal of dead and diseased

Incomplete application – letter to applicant forthcoming

Meeting ended at 7:00PM

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