January 14, 2016

PLANNING BOARD MINUTES

PRESENT:
Ray DiBiase, Chair (RD)
Llewellyn Johnson (LJ)
Barbara Sabatino (BS)
Laura Zimmerman (LZ)
Gil Anderson (GA)
Alison LaPointe, Special Atty. for Building & Planning (AL)
Denise Harrington, Village Planner (DH)
Neil Thompson, Village Planner (NT)
Cindy Suarez, Secretary (CS)

ABSENT:

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

There are no Public hearings scheduled.

6:00 GENERAL BUSINESS

• The Board unanimously approved the 1/6/16 draft minutes as amended

• Trustee report - none

• Staff report (AL)
  
  ✓ 201 W. Broadway project submitted a letter requesting an extension of the Planning Board Conditional Approval. Village code does not require an extension as Conditional Approvals have no timeline. A letter will be sent to the applicant.

• 2/3/16 Work Session 5:00PM Building & Planning Dept.
APPOINTMENTS:

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

Application: #0475-15LZ
Location: East side of Main St., north of Stony Hill Rd., west side of First Ave.
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: Meet with applicant

Present: Michael Schwarting, Architect
RD recused from application.

DH Staff memo

Items discussed:

✓ Conceptual plan options
✓ Change of use/Mixed use
✓ Exits, fire alarms
✓ Landscape plan
✓ Paving plan
✓ Dumpster location/enclosure
✓ Drywells
✓ Curb cut
✓ Traffic flows
✓ Periodic renewals
✓ No new signage or lighting proposed

Planning Board referral to ZBA for variance(s) forthcoming.

Applicant to prepare conceptual plan.
BOT REFERRAL

Golden Pineapple B&B (NT)
Special Use Application

Location: 201 Liberty Ave.
SCTM: Sec. 16, Blk. 6, Lot 1
Zoning: Single Family Residence R-B2
Total Lot Area: 20,037.6 sq. ft. (.46 acres)
Property Owner: Jennifer Hoang-Simko
Description: 1/5/16 BOT Public Hearing held open in anticipation of Planning Board comments. Request from Robert Juliano, Village Administrator.
Action: Review and comment.

Board reviewed and approved all items in NT staff report.

NT to refer Planning Board's comments to the BOT.

DECISION CALENDAR

116 West Broadway (Vacant Water Authority site)
Site Development Plan & Conditional Use

Application: # 384-12LJ
SCTM: Sec.12, Blk.1, Lot 3
Zoning: MW-2 Marina-Waterfront
Property Owner: Enrico Scarda c/o The Crest Group LLC
Applicant: CE Port LLC
Contact: Enrico Scarda c/o The Crest group LLC & Allen Bernhard, P.E.
Description: Site Development Plan & Conditional Use application for 2130 sf proposed restaurant with 1928 sf outdoor deck. Variances received for insufficient parking, oversized restaurant & location within 400 ft. of another restaurant. Public Hearing closed 11/12/15.
Action: Decision

Conditions of Conditional approval were finalized.

LZ moved to approve the application as amended with conditions, vote unan. 5-0
115 Prospect St. (Mather Museum)
Site Development 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. Public
Hearing closed 9/10/15
Action: Decision

Present: Frances Campani, Architect & Nick Acampora, President of the Port Jefferson
Historical Society

Discussion items:

✓ Lighting options; dawn to dusk, timer or motion sensor
✓ Proposed fence; can be eliminated
✓ Erosion control; pervious pavers & grass
✓ Landscaping/ irrigation
✓ Gate post sign “Deliveries Only”

Draft Site Plan Amendment Approval Resolution forthcoming for review.

Meeting ended at 9:00 PM.

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