

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

February 16, 2017

PLANNING BOARD MINUTES

PRESENT:

Ray DiBiase, Chair
Barbara Sabatino
Llewellyn Johnson
Gil Andersen
Laura Zimmerman
Jen Sigler (alternate)
Neil Thompson, Planner

ABSENT:

A. LaPointe, Sp. Atty. for Building & Planning
Bruce D'Abramo, Trustee-Liaison
Cindy Suarez, Secretary

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

GENERAL BUSINESS

- The Board unanimously approved 1/5/17 & 1/12/17 draft minutes
- NYPF Conference March 26-March 28, 2017
- Upcoming meetings; 3/2/17 5:00PM Building Dept. & 3/9/17 6:00PM Village Hall

DECISION CALENDAR

**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

Contact: Jordan Kowolenko, Project Manager

Owner: Crest HM LLC

Description: Proposed removal of existing deck and installation of new larger deck.

Action: Vote

Present: Jordan Kowalenko, Project Manager

The Board unanimously approved the plan as presented with minor modifications.

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STAFF UPDATES

**Chandler Square
Site Plan Amendment**

Application: #496-16
Location: Main St. (Prior Village Way restaurant)
SCTM: Sec.12, Blk.7, Lot 47.11
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: Vote

Present: Robert Wilkinson, Property Manager

Board requests applicant to submit new drawings with flood elevations & solid screening for roof top equipment.

Refer color rendering to ARC Committee for comments.

The applicant can apply for a demolition permit.

**407 East Main Street
Site Plan Amendment**

Location: Post office building
Action: Site plan amendment
Zoning: C-1 Central Commercial
Applicant: Colasti Family L.P. (property owner)
Contact: John Huber, Attorney
SCTM: Sec.12, Blk.10, Lot 3.3
Application: 053-16
Description: Applicant requests site plan amendment for existing alterations & parking waiver.

Present: John Huber, Atty.

Applicant requests site plan amendment to memorialize interior renovations & parking waiver.

Public Hearing and SEQRA will not be required.

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**606 Main Street
Site Plan Amendment & Conditional Use & Change of Use**

Application: #424-14

Location: West side of Main St. approx. 53 ft. south of intersection of Liberty Ave. & Main St.

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

Zoning: R-O Residential Office

Applicant: Hawkins Webb Jaeger c/o Ken Van Helden

Contact: Hawkins Webb Jaeger c/o Ken Van Helden

Owner: Derek & Katherine Wonderland

Description: Proposed non-medical office on the first floor and single family residence on second floor.

Present: Scott J. Risinger, P.E.

Presentation given by Mr. Reisling.

The addition of parking spaces to the plan is precluded by the steep slope ordinance.

**701 Main Street
Site Plan & Conditional Use**

Location: 701 Main Street

Action: Site plan & Conditional Use

Zoning: R-O

Applicant: William Duke & Margaret Carrozza

Contact: John L. Ciarelli, Esq.

SCTM: Sec.12, Blk.11, Lot 11

Application: 385-12RD

Description: Site Development Application & Conditional use permit. Proposed use is law office on first floor with residence on the second floor, insufficient parking provided. Area variances required.

Public Hearing 6/14/12 postponed to 7/12/12 adjourned to 9/13/12.

9/6/12 Applicant requests adjournment to an open date.

Present: John L. Ciarelli, Esq. & Margaret Carrozza, Property Owner

Applicant presented site plan to identify and confirm needed variances.
Several parking options were discussed.

PB to refer applicant to the ZBA.

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**415 Liberty Avenue (Village Vistas)
Site Plan Amendment**

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.

Present: Phil Mazzolla, homeowner.

One time pruning to be done in 7 business days for total job of specifically identified trees in applicant’s arborist’s plan, total of 44 trees. Job to be done in two stages with Village inspection after the first stage to decide whether to continue.

Meeting ended at 9:30PM

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