April 13, 2017

PLANNING BOARD MINUTES

PRESENT: Ray DiBiase, Chair  
Barbara Sabatino  
Llewellyn Johnson  
Gil Andersen  
Cindy Suarez, Secretary  
Neil Thompson, Planner  
Jen Sigler, Site Plan Reviewer  
Bruce D’Abramo, Trustee-Liaison

ABSENT: Laura Zimmerman  
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

The next Planning Board meeting 5/11/17 Village Hall 6:00PM.

TRUSTEE REPORT (BD)

• Budget agreed on zero tax increase. Total assessed value in the Village has gone up.
• Power plant “peaking units” were a topic of BOT Public Hearing. No report from LIPA yet.
• West side sidewalks are being worked on now. East side has been completed

PUBLIC HEARING

703 Main St.
Site Development Plan & Conditional Use

Application: # 0506-17  
Location: 703 Main Street  
SCTM: Sec.12, Blk. 11, Lot 12  
Zoning: R-O Residential Office District  
Property Owner: Diana Aronica  
Applicant: Diana Aronica  
Contact: Enspire Design PLLC c/o Michael Morbillo  
Description: Site Development Plan that proposes mixed use (residence and office/studio), a Conditional Use in the R-O (Residence-Office) district per Village Code Section 250-16 (B) (2).
Present: Enspire Design PLLC c/o Michael Morbillo

Presentation was given by M. Morbillo

Public comments were heard

BS moved to close the Public Hearing, GA 2nd, vote unan.

Certified Transcript

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STAFF UPDATES

407 East Main Street
Site Plan Amendment

Location: Post office
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.
Action: Staff update

Present: John Huber, Attorney for the applicant & Anthony Stancanelli, PE

Preliminary site plan was presented.

JS Staff report memo discussed.

The law is in effect at the time the application was submitted.

Five properties are non- complying & the adjoining & adjacent properties need to agree on the site plan layout.

Items of discussion:

- One way signs have been added
- 15 ft. exit aisle
- Curbing
- Screening between residential & parking
• Drainage designed for 2” rainfall - will evaluate drainage – mutual lots are all dependents
• Alley way to be enlarged to show details on site plan
• 18 “ stalls (#1, #2, #3) to allow for more planting
• Applicant seeks waiver for 15 spaces
• Private property used for public parking
• Post office is a federal building; parking spaces must be designated
• Easements to clarify designations
• One easement agreement for five property owners

DECISION

304 Main Street
Site Plan Amendment

Application: #0507-17
Location: Billies 1890
SCTM: Sec.12, Blk.7, Lot 33
Zoning: C-1 Commercial
Applicant: Billie Phillips
Contact: Enspire Design Group
Owner: Joe Zangrillo
Description: Façade renovation
Action: Staff update

GA moved to approve the draft resolution as presented by staff, LJ second, vote unan.

Meeting ended at 8:45PM

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