

**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)

**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

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**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).

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**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

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- 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

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**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***