

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

May 11, 2017

PLANNING BOARD MINUTES

PRESENT:

Gil Andersen
Barbara Sabatino
Llewellyn Johnson
Cindy Suarez, Secretary
Neil Thompson, Planner
Jen Sigler, Site Plan Reviewer
A. LaPointe, Sp. Atty. for Building & Planning
Bruce D'Abramo, Trustee-Liaison

ABSENT:

Ray DiBiase, Chair
Laura Zimmerman

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

GENERAL BUSINESS

- Ray DiBiase appointed Gil Andersen as Acting Chairman in his absence.
 - BS moved to approve the 4/13/16 draft minutes, LJ second, vote unan.
 - Planning Board meeting 6/8/17 Village Hall 6:00PM.
 - GA signed the approved site plans for Billie's 1890 façade renovation.
-

TRUSTEE REPORT (BD)

- Main Street sidewalk repair completed before deadline.
 - Rocket Ship park project progressing.
 - BOT voted unanimously to rename the Port Jefferson Country Club at Harbor Hills "Harold J. Shepro Country Club".
 - May 15, 2017 deadline for election ballots.
 - Adrienne Kessel has resigned from the ARC.
-

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

STAFF UPDATES (AL)

- 201 W. Broadway “Shipyard” project open for Board member tours.
- Harbor Square Mall submitted an application for a proposed restaurant.
- Staff to meet with ARC to review ARC guidelines.
- Texaco Ave parking lot final designs forthcoming.
- Texaco park agreement in the process of finalizing landscaping plan.
- Meeting next week with Mr. Gitto re: Perry Street properties.
- Conceptual code amendment next year for existing restaurants to obtain grease traps.
- Margot & Neil Thompson working on paper street abandonment project.
- Highlands 5/31/16 fire damage has received Building permit.

.....

APPLICATIONS

**407 East Main St. (JS)
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

Easement agreement to be completed within six months of Planning Board application.

Drainage waiver request letter received.

Applicant to re-exam the cost of work.

.....

Danfords Hotel & Restaurant (JS)

Location: 25 East Broadway

SCTM: Sec. 8, Blk. 1, Lot 13.5

Description: Proposed archway

Action: Staff update

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

Pre-submission conference held with applicant & staff.

Applicant submitted a 3 d model of proposed archway to be installed on VOPJ property

Planning Board comments forthcoming.

**304 Main Street (JS)
Site Plan Amendment**

Application: #0508-17

Location: Billie's 1890

SCTM: Sec.12, Blk.7, Lot 33

Zoning: C-1 Commercial

Applicant: Billie Phillips (business owner)

Contact: Enspire Design Group

Owner: Joe Zangrillo

Description: Interior renovation

Action: Staff update

Present: Mike Morbillo, Enspire design Group

The Board reviewed amended site plan submitted 5/11/17.

Items discussed:

Basement kitchen

Interior & exterior stairs

Dumbwaiter

Windows behind bar

Unisex handicap bathrooms

Grease trap/ Sewer lines

Handicap access

Rear platform

Wireless antenna

Exhaust flue

Parking

Occupancy

Easements

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

**11 Village Woods Rd. (NT)
Minor Sub Division**

Application: # 0512-17
Location: 11 Village Woods Rd.
SCTM: Sec., Blk., Lot
Zoning: R-B2
Applicant: Michael Maniscalco
Contact: Michael Maniscalco
Owner: Michael Maniscalco
Description: Proposed 2 lot minor subdivision
Action: Planning Board referral letter to ZBA

Two dwelling units on one property prohibited in the Village. Applicant proposes minor subdivision to create two lots.

Refer applicant to the ZBA for the following variances:

Relief of lot width and relief of south side property line setback.

.....

DECISION CALENDAR

**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).
Public Hearing opened & closed on 4/13/17
Action: Decision

Bond amount to be determined by Engineer's itemized estimate which is forthcoming.

SEQRA: LJ moved for the Planning Board to assume Lead Agency and classify the action as a Type II unlisted action, adopt a negative declaration, vote unan.

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

LJ moved to approve Conditional Final Approval subject to conditions, BS second, vote unan.

Meeting ended at 8:10PM

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