May 31, 2017

PLANNING BOARD MINUTES

PRESENT:                                   ABSENT:
Ray DiBiase, Chair                         Gil Anderson
Llewellyn Johnson                          Laura Zimmerman
Laura Zimmerman                           Barbara Sabatino
Bruce D’Abramo, Trustee-Liaison           Neil Thompson, Village Planner
A. LaPointe, Sp. Atty. for Building & Planning
Jen Sigler, Site Plan Reviewer             Cindy Suarez, Secretary

The Board convened at 5:00 PM at the Building & Planning Department 88 No. Co. Rd., Port Jefferson, NY 11777.

GENERAL BUSINESS

• LZ moved to approve the 4/6/17 draft minutes, LJ second, vote unan.

• Next PB meeting Thursday 6/8/17 6:00PM Village Hall 121 W. Broadway, Port Jefferson

TRUSTEE REPORT (BD)

• Rocket Ship Park grand opening 6/15/17 5:00PM-7:00PM
• Mayor is running unopposed in this year’s election
• Architectural proposals for the DPW building renovation are being reviewed

STAFF UPDATES (AL)

• Tour of 201 W. Broadway Tritec project last week
STAFF UPDATES

407 East Main Street - (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: SEQRA; Drainage letter, review revised plans

Present: John Huber, Esq. & Anthony Stacconelli, P.E.

Applicant commented on staff’s 4/27/17 letter.

Applicant’s waiver of drainage letter addressed.

Items of discussion:

Parking requirements
Landscaping & curbing
Easement documents distributed to property owners
Parking lot gate
Cost of construction
Paving
Alleyway equipment

Staff to take a closer look at 1965 verbal agreements regarding 25 parking spaces to establish a historical record and a statement of no change.

LZ moved to waive the drainage requirements and that there will be no adverse impact, LJ second, vote unan.

Bond estimate to be a condition of approval.

SEQRA: LJ moved to assume lead agency, determine as an unlisted action with a neg dec., BS second, vote unan.
606 Main Street - (JS)
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.
Action: ZBA decision; SEQRA; Draft Resolution

ZBA granted request for five variances.

SEQRA: LZ moved to assume lead agency, BS second, vote unan.

34 East Broadway – Fifth Season Restaurant (NT)
Site Plan Amendment

Application: # 0520-17
Location: 34 East Broadway
SCTM: Sec.12, Blk.2, Lot 27
Zoning: C-1 Commercial
Applicant/Owner: Suzanne Spiliotis, President
Description: Handicap ramp replacement
Action: Present application

Staff report discussed.

LJ moved to approve application and draft resolution as presented, LZ 2nd, vote unan.
11 Village Woods Rd. – (NT)
Minor Sub Division

**Application:** # 0512-17  
**Location:** 11 Village Woods Rd.  
**SCTM:** Sec.9, Blk.3, Lot 53  
**Zoning:** R-B2  
**Applicant/Owner:** Michael Maniscalco  
**Description:** Subdivision of 37,798 sq. ft. lot with two single-family detached dwellings into two lots with a single family dwelling on each resulting lot.  
**Action:** Staff update; 6/8/17 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). Public Hearing opened & closed on 4/13/17  
**Action:** Set bond estimate. Applicant’s let of bond estimate for $38,000.00. Board discussed a larger bond amount. LZ moved to approve the bond estimate in the amount of $50,000, second by BS, vote unan. DOT comment letter requires no action.

**Meeting ended at 6:45PM**

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