

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

May 31, 2017

PLANNING BOARD MINUTES

PRESENT:

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

ABSENT:

Gil Anderson

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

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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.

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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.

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**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