

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

September 6, 2017

PLANNING BOARD MINUTES

PRESENT:

Ray DiBiase, Chair
Laura Zimmerman
Barbara Sabatino
Bruce D'Abramo, Trustee-Liaison
Neil Thompson, Village Planner
Jen Sigler, Site Plan Reviewer
Cindy Suarez, Secretary to the Planning & Zoning Boards

ABSENT:

A. LaPointe, Sp. Atty. for Building & Planning
Gil Anderson
Llewellyn Johnson

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 6/8/17 draft minutes, BS second, vote 3-0
 - PB Meeting/Public Hearing 10/12/17 6:00PM Village Hall 121 W. Broadway
 - SCOVA Municipal Training 10/18/17
 - SCP Autumn Conference 10/4/17
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TRUSTEE REPORT (BD)

- Ferry replacing bulk head sheeting with steel, no change in layout
 - BOT approved new Ordinance Inspector, Brett Bailey
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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: Staff update

Present: John Huber, Attorney & Tom Colasti, Property Owner.

Staff's memo in response to the applicant's draft Easement Agreement was discussed.

Applicant to subsequently:

- Get Bond
- Schedule closing between property owners
- Return signed Easement Agreement

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

Application: #0508-17

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: Interior renovation

Action: Staff update

Mayor Garant & Joe Zangrillo met to figure out how to decouple the building permit applications between the apartments & the restaurant.

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

Application: #0513-17

Location: 134 Main St. (Harbor Sq. Mall)

SCTM: Sec.12, Blk.7, Lot 39.2

Zoning: C-1 Commercial

Applicant: Bruce Passarelli c/o Trylon Assoc. Inc.

Contact: Michael Schwarting c/o Campani & Schwarting Architects

Owner: Bruce Passarelli c/o Trylon Assoc. Inc.

Description: Proposed interior renovations for new restaurant

Restaurant use discussed.

Public Hearing scheduled for 10/12/17.

Northville Industries Corp. (NT)

Minor Subdivision-Lot Line Modification

Application: #522-17

Location: Sheldrake Ave. & Beach St.

SCTM: Sec.7, Blk.1, Lots 6 & 7

Zoning: R-B2 & MW-1

Applicant: Northville Industries Corp.

Contact: Martin Finnegan, Esq. Twomey Latham Shea Kelley Dubin & Quartararo, LLP

Owner: Northville Industries Corp.

Description: Subdivision/lot line modification for a 21,097 sq. ft. land transfer from Tax Map Lot 6 to tax Map Lot 7

Action: Staff update

9/5/17 Staff report discussed.

There are no property improvements indicated.

Public Hearing scheduled for 10/12/17.

Meeting ended at 6:30PM

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