

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

July 6, 2017

PLANNING BOARD MINUTES

PRESENT:

Ray DiBiase, Chair
Llewellyn Johnson
Laura Zimmerman
Barbara Sabatino
Gil Anderson
Bruce D'Abramo, Trustee-Liaison
Neil Thompson, Village Planner
Jen Sigler, Site Plan Reviewer
Cindy Suarez, Secretary

ABSENT:

A. LaPointe, Sp. Atty. for Building & Planning

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

GENERAL BUSINESS

- BS moved to approve the 6/8/17 draft minutes, LJ second, vote unan.
- Next PB meeting Thursday 7/13/17 6:00PM Village Hall 121 W. Broadway, Port Jefferson

TRUSTEE REPORT (BD)

- Alison LaPointe had a baby boy today, mom & baby are doing well.
- "Rocketship Park" grand opening ceremony approx. 500 people attended
- Village Golf course has been dedicated to former Mayor Hal Sheprow
- Mayor Garant sworn in on 7/4/17 for her fifth two year term
- Village Treasurer was not reappointed. Denise Mordente, Personnel Dept. will be serving as Interim Treasurer.

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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: Review parking

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

- Planning Board's 6/8/17 comments were addressed
- Methods of construction clarified
- Legend on bottom of site plan regarding asphalt has been clarified
- Final approved plans to be attached to Easement

Easement update: There has been cooperative communication with property owners and their representatives; Tara Darling c/o First Presbyterian Church, Mr. Piraglia & Mr. Parillo.

Board members request that all parcels included in the application be identified on the drainage calculation diagram. One of the parcels shown on the diagram was not identified and is to be labeled D.

Parking: Parking requirement is 25 parking spaces as per staff's 7/5/17 memo, LZ moved to approve, GA second, vote unan.

Final Conditional Resolution forthcoming.

One revised set of plans to be emailed for review, then six sets to be submitted for final approval signatures.

Application to be placed on 7/13/17 agenda for vote.

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**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
Contact: Enspire Design Group
Owner: Joe Zangrillo
Description: Interior renovation
Action: Staff update

Comprehensive list of items to be addressed from the Planning Staff has been provided to the applicant.

Waiting on documents to be submitted to Planning staff.

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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: Staff update - Public Hearing 7/13/17

Present: Scott Risinger, P.E.

7/6/17 site plan revised to address; fence, curb/wall near northwest corner of house & landscape.

Japanese Hollies to be planted between wall and property line.

Cherian George c/o DOT trying to expedite comments for the 7/13/17 Public Hearing.

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**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: Introduce application

Application & Maps distributed to introduce application.

**56 Old Homestead Road (NT)
Tree Clearing & Grading**

Application: #510-17

Location: 56 Old Homestead Rd.

SCTM: Sec.6, Blk.1, Lot 1.2

Zoning: R-B1

Applicant: Troy Alix

Contact: Erin Sidaras, Esq. Farrell Fritz, P.C.

Owner: Troy Alix

Description: Restoration of the existing RCA path

Action: Introduce application

Present: Scott Risinger, P.E. & Erin Sidaras, Esq. c/o Farrell & Fritz

Area of disturbance is greater than 400 sq. ft. which triggered the necessity of this application.

Erosion control questioned: Silt fence provided by applicant, Planning Board recommends jute mesh in addition as revegetation "best practice". No irrigation in area to be revegetated.

RD moved to approve the application as presented with the jute mesh & plantings, BS second, vote unan.

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Conditions to be working on Village property will be handled by DPW & Building Department.
Add condition language that planting maintained from VOPJ Code.

Meeting ended at 7:00PM

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