

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

October 12, 2017

PLANNING BOARD MINUTES

PRESENT:

Ray DiBiase, Chair
Bruce D'Abramo, Trustee-Liaison
Barbara Sabatino
Llewellyn Johnson
Laura Zimmerman
Cindy Suarez, Secretary
Neil Thompson, Planner

ABSENT:

A. LaPointe, Sp. Atty. for Bldg. & Planning
Gil Andersen
Jen Sigler, Site Plan Reviewer

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

GENERAL BUSINESS

LZ moved to approve the 9/6/17 draft minutes as amended, BS second, vote unan.

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TRUSTEE REPORT (BD)

None

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6:30PM PUBLIC HEARINGS:

**Main & Meadow Lot Building (JS)
Site Plan Amendment & Conditional Use**

Application: #0513-17

Location: 134 Main St.

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 renovations for new restaurant

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Present: Michael Schwarting, Architect.

Presentation for proposed restaurant "OFC Chicken V was given.

Seasonal Outdoor Dining Permit application submitted to BOT for March 2018 consideration.

Grease traps – SCDH won't approve submitted drawings until building renovations have begun.

Open violations for vinyl window signs remain.

No public comments.

BS moved to close the Public Hearing, second by LJ, vote unan.

Certified Transcript

**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

Present: Martin Finnegan, Esq.

Court approved settlement re: 2010 rezoning.

Health department approval pending.

Both lots conforming.

Public comments were heard.

Resolution to be held so that comments may be submitted within 20 days to the Planning Department.

BS moved to close the Public Hearing, LZ second, vote unan.

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7:10PM Public Hearings closed.

APPLICATIONS

606 Main Street

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: Approve bond estimate

Present: None

Board members reviewed the applicant's bond estimate for \$49,301.28. Board comments that Asphalt estimate seemed low.

LJ moved to set the bond amount at \$55,000 as a reasonable bond amount, second by LZ, vote unan.

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211 Main Street (JS)

Site Plan Amendment

Application: #-17

Location: Yogo Delish

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

Zoning: C-1 Commercial

Applicant: Andrew Malguarnera c/o Permit Expeditors

Contact: Andrew Malguarnera c/o Permit Expeditors

Owner: Michael Rooney

Description: Proposed facade renovations

Applicant's proposed repairs to structure were reviewed. Staff recommends preserving the original construction by replacing with stone lintels to match existing.

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**Hoyt Lane (JS)
Tree Clearing & Grading**

Application: #-17

Location: West side of Hoyt la.Lot#4 (vacant)

SCTM: Sec.11, Blk.1, Lot 6

Zoning: RB-2

Applicant: Frederick E. Bryant

Contact: Frederick E. Bryant

Owner: Frederick E. Bryant

Description: 5/10/17 OTR issued -site cleared of approx. 12-15 healthy trees

Present: Fred Bryant

Mr. Bryant stated that he removed approx. 12-15 healthy trees and others diseased.

October 2, 2017 staff report.

Applicant to complete a short EAF and present a proposed revegetation plan to Planning Staff.

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**105 Peninsula (JS)
Tree Clearing & Grading**

Application: #0529-17

Location: Harbor Hills Estates

SCTM: Sec.5, Blk.4, Lot 7

Zoning: R-B1

Applicant: Christopher Paterno

Contact: Christopher Paterno

Owner: Christopher Paterno

Description: Proposed removal of approximately 45 trees (diseased or dangerously leaning)

Heavily treed lot with mostly damaged and diseased trees. Trees to be removed are marked with ribbon.

BS moved to approve the application as presented & staff's recommendations, LJ second, vote unan.

Meeting ended 7:45PM
Respectively submitted, Cindy Suarez, Secretary to the Planning & Zoning Board