

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

November 9, 2017

PLANNING BOARD MINUTES

PRESENT:

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

ABSENT:

A. LaPointe, Sp. Atty. for Bldg. & Planning
Neil Thompson, Planner

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

GENERAL BUSINESS

BS moved to approve the 10/12/17 draft minutes as amended, LJ second, vote unan.

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TRUSTEE REPORT (BD)

- Country Club swimming pool under discussion
 - Barnum Avenue to Harbor car accidents being addressed. Letter to DOT possible traffic signal arrows to be added.
 - High Street rental house violations have been issued
 - Maggio Sanitation has had a change in ownership
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**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: Chairman to sign final site plan

RD signed the final approved plans.

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APPOINTMENTS

**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: Meet with applicant

Present: John Huber, Atty., Tom Piraglia, property manager & Dominick Parillo, neighboring property owner.

Proposed easement agreement discussed. Proposal is after a minimum time period elapses that agreement is void if Village grants a permit for lot 4. Mr. Huber needs to confirm church is agreeable.

Mr. Parillo requests more flexibility in the agreement easement agreement. He does not want to lock up the property for future generations and possible development.

Village Attorney to review and comment.

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STAFF UPDATES

**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
Action: Open violations

Planning Board approvals not issued until Violations have been satisfied.

**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: Confirmation of format of performance bond

Performance bond pending format approval by Village Attorney.

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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)
Action: SEQRA

LZ site visit on 11/8/17.

Review conditions of draft resolution.

Amend condition #1 to read “will be protected from surrounding removal activity”.

LZ moved to assume Lead Agency and declare the application an unlisted action pursuant to SEQRA, LJ second, vote unan. 5-0.

LZ moved to approve the application as amended, BS second, vote unan. 5-0.

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**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
Action: SEQRA & Open violations

Conditions of approval were discussed. Revised drawings to be submitted.

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Open violations still remain.

Bond estimate forthcoming.

GA moved to assume Lead Agency and declare the application a Type II action pursuant to SEQRA, BS second, vote unan. 5-0.

BS moved to approve the Conditional use application, LJ second, vote 5-0.

**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: SEQRA & Vote

LZ moved to assume Lead Agency and declare the application a negative declaration pursuant to SEQRA, BS second, vote unan. 5-0.

GA moved to approve the draft resolution for conditional approval of minor subdivision plat, LJ second, vote 5-0.

Meeting ended 8:15PM

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