

**INCORPORATED  
VILLAGE of PORT JEFFERSON**

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

**MARCH 1, 2018**

**PLANNING BOARD MINUTES**

**PRESENT:**

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

**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**

- BS moved to approve the 2/8/18 draft minutes, LZ second, vote unan.

**TRUSTEE REPORT (BD)**

- Village has hired a new full time Planner.
- Shipyard building does not allow smoking on property
- Corner of Perry St. & Main St. (L. Vecchio's bldg.), site plan forthcoming

**STAFF REPORT (AL)**

- New full time Planner, Lisa begins work on 3/8/18. Neil Thompson will move from full time to part time and Jen Sigler remains part time.
- The Building & Planning department are busy.
- Building expansion meeting next week.

**INCORPORATED  
VILLAGE of PORT JEFFERSON**

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

**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:** Staff update

Present: John Huber, Esq. & Tom Colasti, property owner

A written signed easement agreement cannot be obtained due to one neighbor not in agreement.

Applicant requests Planning Board's verbal approval of proposed site plan work.

The Board members request a revised site plan super imposed on current drawings.

.....  
**APPLICATIONS**

**PJ Free Library (NT)  
Site Plan Amendment**

**Application:** # 0458-15

**Location:** 100, 110 & 112 Thompson St.

**SCTM:** Section 12, Block 4, Lots 9, 10 & 11

**Zoning:** R-B 3 Residential

**Property Owner:** Port Jefferson Free Library

**Applicant:** Port Jefferson Free Library

**Contact:** Farrell Fritz, P.C. c/o John C. Stellakis, Esq.

**Description:**

**Action:** Staff update

NT presented the Board members with their comments/requests to the applicant in a draft list.

An edited list of requests will be forwarded to the applicant.  
.....

**INCORPORATED  
VILLAGE of PORT JEFFERSON**

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

**440 Main Street (JS)  
Site Development Plan & Conditional Use Permit**

**Application:** # 0537-18  
**Location:** 440 Main St.  
**SCTM:** Section 12, Block 9, Lot 3  
**Zoning:** C-1 Central Commercial  
**Property Owner:** Peter & Pina Capobianco  
**Applicant:** Brooks Partners, LLC, Contract Vendee  
**Contact:** Eric J. Russo, Esq.  
**Description:** Proposed 79,800 sq. ft. four story mixed-use apartment/office building with a parking garage.  
**Action:** Application under review for site plan efficiency.

Application introduced for cursory review of proposed 19 apartments per floor (57 total) with office space on the first floor.

---

**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  
**Property Owner:** Derek & Katherine Wonderland  
**Applicant:** Hawkins Webb Jaeger c/o Ken Van Helden  
**Contact:** Hawkins Webb Jaeger c/o Ken Van Helden  
**Description:** Proposed non-medical office on the first floor and single family residence on second floor.  
**Action:** Staff update.

Applicant proposes a handicap ramp instead of paving and grading.

Location of handicap ramp in required side yard would need a variance from the Zoning Board of Appeals.

**INCORPORATED  
VILLAGE of PORT JEFFERSON**

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

**250 East Main Street (JS)  
Site Plan Amendment & Conditional Use Permit**

**Application:** #0536-18

**Location:** East Main & Main Donut Shop

**SCTM:** Sec.12, Blk.3, Lot 7

**Zoning:** C-1 Commercial

**Applicant:** Lisa Harris, Business owner

**Contact:** Lisa Harris, Business owner

**Property Owner:** Louis Antoniou

**Description:** Proposed change of use from retail to retail food- ZBA Public Hearing 1/25/18 & 2/15/18 held open for SEQRA. Planning Board Public Hearing 2/8/18 closed.

**Action:** Staff update & SEQRA

SEQRA comments from coordinated review are due 3/16/18, decision to follow in 20 days.

Planning Board to forward a memo to the Zoning Board regarding SEQRA.

---

*Meeting ended at 7:30PM*

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