

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

**April 12, 2018
PLANNING BOARD MINUTES**

PRESENT:

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

ABSENT:

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

The Board convened at 5:00 PM at Village Hall, 121 W. Broadway, Port Jefferson, NY 11777.

GENERAL BUSINESS

- Introduce Lisa Rickmers, Planner new to staff
- LZ moved to approve the 3/1/18 draft minutes, BS second, vote 4-0 unan. (GA absent 3/1/18 no vote).

TRUSTEE REPORT (BD)

PILOP Public hearing is forthcoming.

APPOINTMENTS

**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

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Applicant: Brooks Partners, LLC, Contract Vendee

Contact: Eric J. Russo, Esq.

Description: Proposed 74,033 sq. ft. four story mixed-use apartment/office building with a parking garage.

Action: Applicant to present project to the Planning Board.

Present: Eric Russo, Esq., Eric Nicosia, Architect, Tony & Rob Gitto, Developers & Peter Capobianco, Property Owner

Revised plans were received by the Planning Department on 4/5/18.

Mr. Russo presented the application to the Board.

Board member comments were heard and discussed.

Planning staff to review.

1615 Main Street (JS)

Site Plan Amendment & Conditional Use & Change of Use

Application: #0540-18

Location:

SCTM: Sec.21, Blk.6, Lots 9.2, 9.3

Zoning: C-2

Property Owner: Jack Marley c/o JM Realty LLC

Applicant: Parviz Farahzad c/o Upper Port Jefferson Village LLC (contract vendee)

Contact: Salvatore Coco, Architect

Description: Proposed four story mixed use building with first floor retail and second floor 59 apartments

Action: Applicant to present project to the Planning Board.

Present: Salvatore Coco, Architect

Mr. Coco presented proposed project to the Board.

Board member comments were heard and discussed.

A FEAF is forthcoming.

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STAFF UPDATES

**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: 4/5/18 letter applicant requests extension of condition #5 of 7/6/17 Resolution.

GA moved to approve the applicant's request for a 9 month extension, LZ second, vote unan. 5-0.

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

Application: # 0536-18

Location: East Main and Main Donut Shop

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

Zoning: C-1 Central Commercial District.

Applicant/Business Owner: Lisa Harris c/o East Main & Main Inc.

Property Owner: Louis Antoniou

Description: Site Plan Amendment & Conditional Use Permit Proposed change from "Retail" to "Retail Food;" a conditional use

Action: SEQRA determination

2/8/18 Planning Board Public Hearing closed.

ZBA Public Hearings 1/25/18, 2/15/18 (left open) & 4/25/18 (continued) for SEQRA determination from PB.

Present: Lisa Harris c/o East Main & Main Inc.

SEQRA determination of an unlisted action was discussed.

Board to continue SEQRA deliberation.

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NEW APPLICATIONS

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

Application: #0542-18

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 handicap wood ramp & modification of approved drainage & grading plan.

Action: Update.

ZBA Public Hearing 4/25/18 for area variance for proposed wood ramp.

Lighting discussed.

Next Planning Board meeting SEQRA determination and vote.

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**80 North Country Rd. (NT)
Site Plan Amendment**

Application: #0543-18

Location: South side of North Country Rd.

SCTM: Sec.17, Blk.7, Lot 3

Zoning: P-O Professional Office

Property Owner: Three Village Brick & Stone Inc.

Applicant: Raees Ishtiaque, property owner

Contact: Raees Ishtiaque, property owner

Description: Conversion of first floor use to two apartments

Action: Final conditional approval of site development plan amendment

GA moved to approve the proposed Site Plan Amendment to convert first floor office use to two apartments, second by BS, vote unan. 5-0.

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**304 Main Street (LR)
Minor Subdivision Lot Line Modification**

Application: #0539-18

Location: Billie's 1890

SCTM: Sec.12, Blk.7, Lot 33

Zoning: C-1 Central Commercial

Property Owner: 304 Main St. Inc.

Applicant: Joseph Zangrillo

Contact: Woodhull Expediting, Inc. c/o Amy Devito

Description: Lot line modification to consummate deed transfer of the western portion of the lot to the Incorporated Village of Port Jefferson

Action: Introduce application

LR introduced application to go to 5/10/18 Public Hearing.

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**25 East Broadway (NT)
Site Plan Amendment**

Application: #0544-18

Location: Danfords Inn Lighthouse building

SCTM: Sec.8, Blk.1, Lot 13.5

Zoning: MW Marine Water

Property Owner: Enrico Scarda

Applicant: Michael DeMeglio c/o The Crest Group

Contact: Michael DeMeglio c/o The Crest Group

Description: Buildings 3, B & E conversions

Action: Introduce application

Present: Enrico Scarda, Property owner & John Gramlich, Architect

Mr. Gramlich presented application.

Board commented and discussed.

Conversion of rooms and parking was discussed.

NT to prepare a draft Resolution.

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Meeting ended 8:29PM

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