MAY 3, 2018
PLANNING BOARD MINUTES

PRESENT:                                   ABSENT:
Ray DiBiase, Chair                        A. LaPointe, Sp. Atty. for Building & Planning
Gil Anderson                             Neil Thompson, Village Planner
Laura Zimmerman
Barbara Sabatino
Llewellyn Johnson
Jen Sigler, Site Plan Reviewer
Cindy Suarez, Sec. Planning & Zoning Boards
Bruce D’Abramo, Trustee-Liaison

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

GENERAL BUSINESS

• LZ moved to approve the 4/12/18 draft minutes, BS second, vote unan.
• BS recused from all future Gitto applications
• 5/10/18 Public Hearing & meeting
• 6/7/18 meeting moved to 6/14/18

TRUSTEE REPORT (BD)

• Vote on PILOP at the 5/7/18 BOT meeting.
• SILO prepare a survey of VOPJ.
• BD to introduce a policy to the BOT requesting ADA compliance permit applications be exempt from Violation holds on properties.
• DOT to meet with Mayor to discuss flashing signal at corner of E. Broadway & Main St.

UPDATES (RD)

• GPI to prepare study for Ferry Co. to analyze possible round about at the E. Broadway & Main Street intersection.
• Complete Street Conference has determined that uptown Main Street is one of the most dangerous pedestrian walkways and a study of the area at Barnum & Main Street crosswalk will be reconfigured for safety.
• RD appointed GA as acting Chairman in his absence at the 5/10/18 Public Hearing.
STAFF UPDATES

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: Public Hearing 5/10/18

SCPC referral comment letter received, application is a matter for local determination.

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: Resolution vote

GA moved to approve the draft Resolution prepared by staff, LJ second, vote unan. 5-0.
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: Amended Final Approval for proposed tree clearing & grading
Action: Resolution vote

LZ moved to approve draft resolution prepared by staff, BS second, vote unan. 5-0.

NEW APPLICATIONS

33 Soundview Dr. (LR)
Tree Clearing & Grading

Application: # 0548-18
Location:
SCTM: Sec.5, Blk.1 Lot 12
Zoning: R-B2
Property Owner: Kiera Citera
Applicant: Thomas Citera
Contact: Thomas Citera
Description: Removal of 2 trees and approximately 4,800 sq. ft. of natural vegetation to create larger recreation area.
Action: Review

Present: Thomas Citera, property owner

Draft Resolution reviewed.

SEQRA Type II action – no further action.

Planning Board member to visit site – vote 5/10/18.

119 Oakwood Rd. (LR)
Tree Clearing & Grading

Application: # 0547-18
Location: 110 Oakwood Rd.
SCTM: Sec.9, Blk. 3 Lot 2
Zoning: R-B2
Property Owner: Brenda & Brian Batter
Applicant: Brenda & Brian Batter
Contact: Brenda & Brian Batter
Description: 5 trees removed without permit. Proposing to remove 3 more trees.
Action: Review

Draft Resolution reviewed.

SEQRA Type II action – no further action.

Planning Board member to visit site – vote 5/10/18.

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: 5/10/18 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.

RD to send a letter from the Board to the applicant regarding concerns on the impact of the proposed application.

TOWN OF BROOKHAVEN REFERRAL
Setauket Meadows in the Woods @East Setauket
Site Plan

Location: N/s Comsewogue Rd., 629 ft. E/o Coram Rd, Setauket
SCTM: #200 Sec.135, Blk.4, Lot 3
Property Owner: Setauket Meadows in the Woods c/o Enrico Scarda
Applicant: Setauket Meadows in the Woods c/o Enrico Scarda
Contact: J. Timothy Shea, Jr., Esq.
Description: Construction of Senior Retirement Community with a total of 92 units (26 two story buildings, 2 or 4 units per building; 1 and 2 bedrooms) together with site improvements. 10% of said units will be offered as affordable and/or workforce units.
Action: Village of PJ comments or suggested mitigation measures by 5/17/18.

Board members reviewed the proposed site plan. Comments to be drafted.

Meeting ended at 7:00PM

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