

**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)

**MAY 3, 2018  
PLANNING BOARD MINUTES**

**PRESENT:**

Ray DiBiase, Chair  
Gil Anderson  
Laura Zimmerman  
Barbara Sabatino  
Llewellyn Johnson  
Jen Sigler, Site Plan Reviewer  
Cindy Suarez, Sec.Planning & Zoning Boards  
Bruce D'Abramo, Trustee-Liaison

**ABSENT:**

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

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.

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**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.

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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:** Resolution vote

GA moved to approve the draft Resolution prepared by staff, LJ second, vote unan. 5-0.

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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:** 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.

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**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.

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**119 Oakwood Rd. (LR)**

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**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.

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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:** 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.

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**TOWN OF BROOKHAVEN REFERRAL**

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**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.

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*Meeting ended at 7:00PM*

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