

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

May 10, 2018

PLANNING BOARD MINUTES

PRESENT:

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

ABSENT:

A. LaPointe, Sp. Atty. for Bldg. & Planning
Ray DiBiase, Chairman

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

GENERAL BUSINESS

- Gil Anderson, Acting Chair in Ray DiBiase's absence
- LB moved to approve the 5/3/18 draft minutes as amended, BS second, vote unan. 4-0
- Next meeting 6/14/18 5:00PM at the Building/Planning Department

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TRUSTEE REPORT (BD)

- SILO meeting to be held on 5/22/18 at The Village Center
 - PILOP Public Hearing held by the BOT on 5/7/18
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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: **Planning Board** comment letter to be sent to TOB Planning Division

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6:30PM PUBLIC HEARING(S):

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

Applicant: Joseph Zangrillo

Property Owner: 304 Main St. Inc.

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 Inc. Village of Port Jefferson.

Action: Public Hearing

Present: Amy Devito c/o Woodhull Expediting Inc.

Presentation was given.

No public comments. No Board member questions.

BS moved to close the Public Hearing, LJ second, vote unan. 4-0.

6:40PM Public Hearing closed.

Certified Transcript

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STAFF UPDATES

**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.

Action: Vote

The application was presented on 5/3/18.

Draft Resolution was presented to the Board members.

BS moved to approve the application and draft resolution as presented, LZ second, vote unan. 4-0.

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**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: Removal of 3 trees

Action: Vote

The application was presented on 5/3/18.

Draft Resolution was presented to the Board members.

BS moved to approve the application and draft resolution as presented, LJ second, vote unan. 4-0.

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**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 the remaining floors apartments.

Action: Update

Site plan revised to reflect 60 one bedroom apartments.

Items of concern:

- Compactor/dumpster location
- Façade facing Station Street
- Second floor architectural style needed with design details

Memo forthcoming to applicant.

**701 Main Street (NT)
Site Plan & Conditional Use Permit**

Application No.: # 385-12

Location: South east corner of the intersection of Main St. & Tuthill St.

SCTM: Section 12, Block 11, Lot 11

Zoning: R-O Residential-Office

Property Owner: William M. Duke & Ann-Margaret Carrozza

Applicant: William M. Duke & Ann-Margaret Carrozza

Contact: John L. Ciarelli, Esq.

Description: Proposed mixed use office/residence - ZBA Public Hearing 1/25/18 & 2/15/18 held open

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.

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SEAF Part 2 prepared by NT.

LZ moved to declare a negative declaration pursuant to SEQRA, second by LJ, vote unan. 4-0.

Application to be continued with the ZBA on 5/31/18.

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Meeting ended 7:15PM

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