May 10, 2018

PLANNING BOARD MINUTES

PRESENT: Gil Andersen, Acting Chair
          Barbara Sabatino
          Ray DiBiase, Chairman
          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 Andersen, 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

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
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

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
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.

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.
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.
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.

Meeting ended 7:15PM
Respectively submitted, Cindy Suarez, Secretary to the Planning & Zoning Board