

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

June 14, 2018

DRAFT PLANNING BOARD MINUTES

PRESENT:

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

ABSENT:

Llewellyn Johnson
A. LaPointe, Sp. Atty. Bldg. & Planning

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

5:00PM GENERAL BUSINESS

Trustee Report (BD)

- Village Elections 6/19/18
- Chief Wally has retired
- PILOP will be done by BOT RESOLUTION
- Issue with garbage in the area behind West main establishments. Contemplating a plan for a garbage district in the Main & Meadow Lot
- RD gave a summary of the May 15 meeting with NY State DOT

General Business

- On a motion made by LZ, second by BS the 5/10/18 draft minutes were approved, vote unan. 3-0. (RD absent 5/10/18)
- Next PB meeting/Public hearing 7/12/18 5:00PM

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

5:45PM APPOINTMENT(S)

**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

Planning Board 2/8/18 Public Hearing closed.

ZBA Public Hearings 1/25/18, 2/15/18 & 4/25/18 (continued) for SEQRA determination from PB.
PH 5/31/18 postponed to 6/21/18 at applicant’s request.

Present: Lisa Harris, Business owner & Fred Johs, Attorney

Mr. Johs response letter to the Planning Board dated 6/8/18 and received 6/13/18 by the Planning Dept. was discussed.

LH stated she is now removing the request for sink in basement from the application. Planning Board requested that the applicant submit a letter stating that the building department application for a sink is withdrawn.

SEQRA has not been determined.

.....

6:30PM PUBLIC HEARING

**201 West Broadway (LR)
Minor Subdivision (Lot line modification)**

Application: # 0552-18

Location: Between 303 Barnum & 201 West Broadway

SCTM: Sec.12, Blk.6, Lot 8 & 10.1

Zoning: R-B2 Residential

Applicant: 201 W Broadway Apartments Investors LLC & Village of Port Jefferson

Property Owner: 201 W Broadway Apartments Investors LLC & Village of Port Jefferson

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

Contact: John M. Wagner, Esq.

Description: Village Code §220-8 Minor subdivision to facilitate a lot line adjustment between 303 Barnum Ave (Incorporated Village of Port Jefferson) and 201 W. Broadway (201 W. Broadway Apartments Investors LLC).

Action: Public Hearing

Present: John Wagner, Esq.

Presentation was given.

There were no comments heard from the Public.

GA moved to close the Public Hearing, LZ second, vote unan., 4-0.

Certified Transcript (Chair stated that transcript not necessary).

GA moved to approve the draft resolution, LZ second, vote 4-0, unan.

.....

STAFF UPDATES

11 Meroke Trail (LR)

Tree Clearing & Grading

Application: # 0546-18

Location: Off Puritan Path

SCTM: Sec.9, Blk.4, Lot 3

Zoning: R-B2

Applicant: Mia Farina

Property Owner: Mia Farina

Description: Tree clearing and grading backyard of property (STOP WORK ORDER ISSUED).

Proposed landscape plan to include retaining walls.

Action: Review/comment

Present: David Brengartner, Homeowner

Revised proposed site plan resubmitted on 6/13/18.

SEQRA Type I action due to 9 ft. high retaining wall. Applicant proposes a 'Alta & Alta Pro Nicolock' Geo Grid retaining wall.

PB member to visit site.

.....

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

**703 Main St (JS)
Site Development Plan & Conditional Use**

Application#0506-17

Location: East side of Main St. & 25A

SCTM: Sec. 12, Blk. 11, Lot 12

Zoning: R-O Residence-Office

Applicant: Diana Aronica/Ulmus Holdings LLC

Property Owner: Diana Aronica/Ulmus Holdings LLC

Description: Site Development plan for a mixed use (residence and office), a conditional use.

All major site improvements are done with the exception of an irrigation system and landscaping/plant material.

LZ moved to approve a \$3000.00 cash bond for completion of landscaping, BS second, vote unan.

.....

**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 closed 5/10/18. Resolution vote.

BS moved to approve the draft resolution prepared by staff, GA second, vote unan. 4-0.

.....

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

**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.

Action: Update

Planning Board Public Hearing closed 2/8/18.

ZBA Public Hearings 1/25/18, 2/15/18, 4/25/18, 5/31/18 Closed.

ZBA decision on 6/21/18.

.....

NEW APPLICATIONS

**128 East Main St. (NT)
Site Plan Amendment & Conditional Use Permit**

Application: # 0524-17

Location: 128 East Main St. (Baker's Alley)

SCTM: Sec.12, Blk.2, Lot 23

Zoning: C-1

Applicant: Gregory Wilson c/o Rustic Bread LLC

Property Owner: Crest HM LLC

Contact: Woodhull Expediting Inc. c/o Amy Devito

Description: Proposed retail bakery

Action: Introduce application

Present: Amy DeVito, Expeditor & Greg Wilson, Business owner

Presentation was made.

Artisan local bread is the only product being made to sell to residents and commercial businesses.

No box trucks to be used for deliveries.

Existing Danford's dumpsters to be used.

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

Proposed signage forthcoming for stairway entrance, parking lot, side of back of building & over the doorway.

Hours of operation 7:00AM-7:00PM seven days a week.

Parking & drainage were discussed.

Public Hearing to be held on 7/12/18.

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

Application: # 0557-18

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: Proposed changes to site plan amendment.

Action: Review 5/25/18 submission

Present: Amy DeVito, Expeditor, Billie Phillips, Business Owner, M. Morbillo, Architect

The 6/14/18 revised plans were submitted at the meeting. Changes, both field and proposed, to the approved site plan amendments for interior alteration (12/22/17) and façade renovations (5/11/17) were discussed.

Draft Resolution was reviewed.

Applicant advised per Tony Bertolotti, Senior Building Inspector, that the space intended over the lower section of the stair run in the stair tower to remain vacant with no visible signs of plumbing or electrical improvements (i.e. plumbing line stubs, electric boxes).

AD requests a dumpster on site instead of a compactor to avoid a 5 year lease. Planning Board agreed to request and advised the applicant to adjust pick up schedule if necessary.

Draft Resolution was amended to include dumpster.

Applicant to submit sign application.

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

SEQRA:

BS moved to Assume Lead Agency & declare a Type II action, LZ second, vote unan.

BS moved to approve the site plan amendment, LZ second, vote unan.

.....
**4 Deerfield Ct. (LR)
Tree Clearing & Grading**

Application: # 0549-18

Location: Off Jefferson Landing Circle

SCTM: Sec.14, Blk.5, Lot 40

Zoning: R-B1

Applicant: Robert McKenna

Property Owner: Robert McKenna

Description: Proposed removal of one oak (>24") and one maple (>20") from the proposed lawn area and one additional tree.

Action: Review/comment

Draft Resolution reviewed by staff.

GA moved to approve the application as presented, LZ second, vote unan.

.....
TOWN OF BROOKHAVEN REFERRAL

**225 Sheep Pasture Rd (LR)
Land Use Application**

Location: N/s Sheep Pasture Rd., W/s Dark Hollow Rd., Port Jefferson Sta.

SCTM: #200 Sec.136, Blk.1, Lot 1.1

Property Owner: RA 225 LLC c/o Daniel Scarda

Applicant: RA 225 LLC c/o Daniel Scarda

Contact: Joseph Marino c/o Enrico Scarda, P.C. The Crest group

Description: Proposed change of zone to the L-Industrial-1 district, followed by construction of a single two-story commercial structure housing a 93,500 SF self-storage facility.

Action: Review & comments to be sent to TOB

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

Staff's memo was discussed.

Memo to the TOB is forthcoming.

BOT REFERRAL (NT)

**651 High St.
Special Use Permit B&B**

Location: East side of High St. South of Franklin St.

SCTM: # Sec.17, Blk.2, Lot 18.5

Zoning: R-B2

Property Owner: Christopher Streames

Applicant: Christopher Streames

Contact: Christopher Streames

Description: Proposed "Green House Inn" B&B to include 4 bedrooms/ 4 ½ baths

Action: Review & comments to be sent to BOT

Staff's memo was discussed.

Memo to the BOT is forthcoming.

Meeting ended 8:15PM

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