July 12, 2018

PLANNING BOARD MINUTES

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

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

GENERAL BUSINESS

• Trustee Report (BD)
  o 7/9/18 BOT meeting
  o Reappointments were done
  o Energy plant discussed

• GA moved to approve the 6/14/18 draft PB minutes, BS second, vote 3-0. (LJ no vote)
• GA left the meeting 6:30PM
• Next PB meeting 9/13/18 5:00pm Village Hall

STAFF UPDATES

1615 Main Street (JS)
Site Plan Amendment & Conditional Use & Change of Use

Application: #0540-18
Location: Lot adjoining north side of LIRR
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. 
Action: Update

4/30/18 Plans reviewed and discussed.

Board member & Staff comments will be sent to the applicant.

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  
Contact: David Brengartner  
Description: Tree clearing and grading backyard of property (STOP WORK ORDER ISSUED). Proposed landscape plan to include retaining walls.  
Action: Staff update

Present: David Brengartner

Site Plan reviewed.

SEQRA Part II has been completed. Part III to be done because of slope degree.

5/17/18 letter from Ases Engineering submitted stating that 550 cubic yards of fill are required.

Board is requesting a certified letter stating the soil description/type.

Retaining wall, vegetation, plantings & drainage were discussed.

Board member & Staff comments will be sent to the applicant.
10 Evans Pl. (LR)
Tree Clearing & Grading

Application No.: # 0541-18
Location: off Shell St.
SCTM: Section 11, Block 2, Lot 20
Zoning: R-B2 Residential
Property Owner: Jim Daly
Applicant: Jim Daly
Contact: Andy Malguarnera, Expeditor
Description: Remove knotweed, install pavers & retaining wall.
Action: Introduce application

BS & LR conducted site visit.

LEAF, Engineered drawings for wall and planting plan submitted.

Board requests THAT THE mulch area be toned down and the hill be reinforced and stabilized.

Board had additional comments regarding the plantings.

Board recommends a bonding for the proposed work and will request an estimate.

Board member & Staff comments will be sent to the applicant.

6:30PM PUBLIC HEARING

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: Site Plan Amendment to establish a retail food establishment (bakery), a conditional use in the Central Commercial District.
Action: Public Hearing

Present; Amy Devito, Gregory Wilson & Mike Rubenstein, Designer
Presentation given by AD. 5/22/18 Site Plan was reviewed.

Public comments were heard.

BS moved to adjourn the Public Hearing to 9/13/18, LJ second, vote 3-0, unan.

(Certified Transcript)

407 East Main Street - (JS)
Site Plan Amendment

Location: Post office
Action: Site plan amendment
Zoning: C-1 Central Commercial
Applicant: Colasti Family L.P. (property owner)
Contact: John J. Coughlin Ré, Nielsen, Huber & Coughlin, LLP
SCTM: Sec.12, Blk.10, Lot 3.3
Application: 053-16
Description: Applicant requests site plan amendment for existing alterations & parking waiver.
Action: Staff update

Present: John Coughlin, Atty.

Adjoining property owners (lots 1, 2.2 and 4) unwilling to formalize agreement associated with proposed site plan amendment.

Applicant presented an alternate sketch plan that does not rely upon adjoining owners consent.

Applicant will work on preliminary comments/questions regarding new parking requirements and new layout.

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 process

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.

EIS forthcoming.

JS to submit an outline of EIS procedure to the Board.

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: Staff 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 6/21/18 Decision.

ZBA approved 6 variances and denied parking variance on 6/21/18.

410 Thompson St. (NT)
Minor Subdivision

Application No.: # 0556-18
Location: South side of Thompson St., west of Puritan Path
SCTM: Section 9, Block 6, Lot 32
Zoning: R-B2 Residential
Property Owner: White Birch Circle Realty Corp. c/o William Dries
Applicant: White Birch Circle Realty Corp. c/o William Dries
Contact: Woodhull Expediting c/o Amy DeVito
Description: Proposed minor subdivision to divide parcel into 3 lots
Action: Review Sketch Plan

Sketch plan reviewed. Proposed two flag lots creates a corner lot.
Board would like the plan to be scaled back.

Board member & Staff comments will be sent to the applicant.

213 Main St. (NT)
Site Plan Amendment & Conditional Use Permit

Application No.: # 0555-18
Location: Behind “The Amazing Olive“
SCTM: Section 12, Block 3, Lot 3
Zoning: C-1 Commercial
Property Owner: Sterling Brent Real Estate LTD
Applicant: Brent Nemetz, Property Owner
Contact: Brent Nemetz, Property Owner
Description: Existing studio apartment on first floor behind commercial store.
Action: Introduce application

Refer to ZBA for variance(s).

BOT REFERRAL

134 Main St.
Special Use Permit Outdoor Dining Permit

Location: Ocean 88 Restaurant
SCTM: # Sec.12, Blk.7, Lot 39.2
Zoning: C-1 Commercial
Property Owner: Trylon Associates c/o Bruce Passarelli
Applicant: Bruce Passarelli
Contact: Bruce Passarelli
Description: Proposed 3 tables with 12 seats
Action: Review & comments to be sent to BOT

The Board has no objections to the application and will forward comments to the BOT.

Meeting ended 8:30PM
Respectively submitted, Cindy Suarez, Secretary to the Planning & Zoning Board