

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

July 12, 2018

PLANNING BOARD MINUTES

PRESENT:

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

ABSENT:

Laura Zimmerman

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

GENERAL BUSINESS

- Trustee Report (BD)
 - 7/9/18 BOT meeting
 - Reappointments were done
 - 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

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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)

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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.

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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.

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**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.

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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

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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)

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**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.

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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

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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.

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Board would like the plan to be scaled back.

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

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**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).

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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: Tylon 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.

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