September 13, 2018

PLANNING BOARD MINUTES

PRESENT:

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

ABSENT:


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

5:00PM GENERAL BUSINESS

BS moved to approve the 7/12/18 draft minutes, GA second, vote 4-0 (LZ absent)

TRUSTEE REPORT (BD)

The BOT opened and closed Public hearing on 9/4/18 regarding proposed Code Changes to Sections §250-9, -18, -27. Decision forthcoming.

Planning Board requests the BOT to consider Tree Clearing & Grading applications be reviewed by Planning Staff or the CAC and not go in front of the Planning Board.

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 Central Commercial District
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: 7/12/18 Public Hearing left open to 9/13/18.
Postponed to 10/11/18.

STAFF UPDATES:

PJ Free Library (NT)
Site Plan Amendment

Application: # 0458-15
Location: 100, 110 & 112 Thompson St.
SCTM: Section 12, Block 4, Lots 9, 10 & 11
Zoning: R-B 3 Residential District
Property Owner: Port Jefferson Free Library
Applicant: Port Jefferson Free Library
Contact: Farrell Fritz, P.C. c/o John C. Stellakis, Esq.
Description: Site Plan amendment
Action: Establish Lead Agency & Determine Significance

Pursuant to SEQRA:

BS moved to assume Lead Agency, GA second, vote unan. 5-0.
LA moved to declare a Type I action, LJ second, vote unan. 5-0.

11 Meroke Trail (LR)
Tree Clearing & Grading

Application: # 0546-18
Location: Off Puritan Path
SCTM: Sec.9, Blk.4, Lot 3
Zoning: R-B2 Residential District
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: Staff update (revised plan)
Present: David Brengartner, property owner

Clean fill letter was received on 9/7/18.

Review and comment on staff draft Resolution.

BS moved to approve the draft Resolution with conditions, LZ second, vote unan. 5-0.

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 District  
Property Owner: Jim Daly  
Applicant: Jim Daly  
Contact: Andy Malguarnera, Expeditor  
Description: Tree clearing and grading of property (STOP WORK ORDER ISSUED). Proposed revegetation plan with retaining walls.  
Action: Staff update (revised plan)

ZBA Public Hearing 9/27/18 for existing flagpole 50 ft. in height where 15 ft. is required.

34 Waterview Dr. (LR)  
Tree Clearing & Grading

Application: # 0561-18  
Location: NW c/o Crystal Brook Hollow Rd.  
SCTM: Sec.4, Blk.2, Lot 18  
Zoning: R-A  
Applicant: Chris Millman c/o Owen Brothers  
Property Owner: John & Ann Hobbs  
Description: Remove 5000 sq. ft. of trees/bamboo & remove existing damaged retaining walls and install new retaining walls  
Action: SEQRA: Establish Lead Agency & Determine Significance

Existing & proposed plan presented & discussed.

Planning Board members encouraged to do site visit.
Pursuant to SEQRA:

GA moved to assume Lead Agency, BS second, vote unan. 5-0.
BS moved to declare a Type I action, LJ second, vote unan. 5-0.

305 California Ave. (LR)
Tree Clearing & Grading

Application: #0563-18
Location: Off W. Broadway
Zoning: RB-2 Residential District
Applicant: Amy Raupp
Property Owner: Amy Raupp
Contact: Amy Raupp
SCTM: Sec.15, Blk.3, Lot 25.8
Description: Clearing of overgrowth to plant lawn. Work completed.
Action: Vote

Ivy ground covering all scraped to dirt. More than 10% clearing promoted TC&G application.

LJ moved to approve the application, BS second, vote unan. 5-0.

407 East Main St. (JS)
Site Plan Amendment

Location: Post office
Action: Site plan amendment
Zoning: C-1 Central Commercial District
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


BOT approval required for using garbage cans in place of dumpster
ZBA approval required for variance to allow under size parking spaces.
250 East Main St. (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  
Contact: Lisa Harris c/o East Main & Main Inc.  
Description: Site Plan Amendment & Conditional Use Permit Proposed change from “Retail” to “Retail Food;” a conditional use  
Action: Continue 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.  
Applicant to do LEAF pursuant to SEQRA.

134 Main St. (JS)
Site Plan Amendment

Application: # 0513-17  
Location: Harbor Square Mall (Main & Meadow Lot Bldg.)  
SCTM: Sec.12, Blk.7, Lot 39.2  
Zoning: C-1 Central Commercial District  
Applicant: Bruce Passarelli c/o Trylon Associates Inc.  
Property Owner: Bruce Passarelli c/o Trylon Associates Inc.  
Contact: Campani & Schwarting Architects  
Description: Move interior wall on south side of Ocean 8 restaurant approx. 17 ft. to the north.  
Action: Staff update

Present: F. Campani & M. Schwarting, Architects

Proposed plan to remove wall & remove hibachi section to make smaller space & create second restaurant space. Add two more windows in walk way.

Board members request common vestibule on the west side of building for handicap access.
440 Main St. (JS)
Site Plan and Conditional Use

**Application:** # 0537-18  
**Location:** Cappy’s Carpet  
**SCTM:** Sec.12, Blk.9, Lot 3  
**Zoning:** C-1 Central Commercial District  
**Applicant:** Brooks Partners, LLC. - Contract Vendee  
**Property Owner:** Peter & Pina Capobianco Co-Trustees  
**Contact:** Eric J. Russo, Esq. c/o Vanbrunt, Juzwiak & Russo, P.C.  
**Description:** Site Development Plan and Conditional Use Permit for proposed mixed use building.  
**Action:** SEQRA: Establish Lead Agency, Determine Significance, Review EIS requirements  
(B.S. recused from application)


**Discussion topics:**

- Dumpster location
- Fitness center location
- Fire Marshal comments
- Roof Deck
- Gables on Main St. frontage

**Pursuant to SEQRA:**

LZ moved to assume Lead Agency, LJ second, vote unan. 4-0.  
GA moved to declare a Type I action, LZ second, vote unan. 4-0.

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*Meeting ended 9:30PM*  
*Respectively submitted, Cindy Suarez, Secretary to the Planning & Zoning Board*