

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

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:

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

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.

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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 Central Commercial District
Applicant: Gregory Wilson c/o Rustic Bread LLC

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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)

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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.

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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 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.

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**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.

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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

Present: J. Coughlin, Esq. & T. Colasti, Property owner.

BOT approval required for using garbage cans in place of dumpster

ZBA approval required for variance to allow under size parking spaces.

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**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.

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**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.

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**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)

Present: E. Russo, Esq., E. Nicosia, Architect, T. Gitto & R. Gitto, Property Owners.

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.

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