October 4, 2018

PLANNING BOARD MINUTES

PRESENT:
Ray DiBiase, Chairman
Gil Anderson
Lew Johnson
Barbara Sabatino
Laura Zimmerman
Cindy Suarez, Secretary
Neil Thompson, Planner
Lisa Rickmers, Planner
Bruce D’Abramo, Trustee-Liaison

ABSENT:
Jen Sigler, Site Plan Reviewer

The Board convened at 5:00 PM at the Building & Planning Dept., 88 North Co. Rd., Port Jefferson.

5:00PM GENERAL BUSINESS

LJ moved to approve the 9/13/18 draft minutes, BS second, vote 5-0.

Upcoming meetings:
10/11/18 Village Hall 6:00PM
11/1/18 Building Dept. 5:00PM
11/8/18 Village Hall 6:00PM

RD: DOT approved traffic signal at the corner of Liberty Ave. & Main St.

TRUSTEE REPORT (BD)

- BID considering QUICKRIDE; free transportation service, app friendly, seats six people including the driver, locates where you and your car are. Paid by advertising on the vehicle. For Port Jefferson use only but not restricted to Port Jefferson residents. Owned by the same owners as “Late Night Chauffers”
• Proposed TC&G code revision to include option of requesting CAC comments
• The BOT adopted C-1 Code changes which encourages makers on E. Main St. which can help reduce parking requirements.

STAFF REPORT (AL)

• Village Vistas/Liberty Avenue site visit meeting schedule for 10/5/18 8:00AM to include Engineers & property owner. Two properties have significant erosion from heavy rain. Existing site plan to be reviewed and redesigned if necessary. Bond not to be released at this time.
• Mr.Gitto and Mr. Vecchio are working on Pre-submission applications for uptown development.

APPOINTMENTS

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: Staff update

(BS recused from all meetings on this application)

Present: Eric Nicosia, Architect & Peter Capobianco, Property owner

AL presented JS staff report.
Items discussed:

Loading spaces
Roof deck
Fire Marshal comments
Dumpster location
Fitness center location

Final plan showing dumpster footprint & loading zone to be submitted before SEQRA process can begin.

NEW APPLICATIONS

26 Texaco Ave. (NT)
Site Plan Amendment

Application: #0570-18
Location: C&C Collision
SCTM: Sec.21, Blk.4, Lot 10
Zoning: C-2 Commercial
Property Owner: Charles Dassaro
Applicant: Charles Dassaro
Contact: Charles Dassaro
Description: Proposed addition for parts storage room
Action: Present application

NT presented proposed site plan amendment application & staff report.

Board members request dumpster enclosure to be shown on proposed plan.
STAFF UPDATES

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

As per code amendment the proposed application is no longer classified as retail food. There will be no on site consumption of food.

Draft Resolution to be prepared by staff.

156 W. Broadway (NT)
Site Plan Amendment

Application: #0560-18
Location: C/o Beach St. (vacant deli)
SCTM: Sec.11, Blk.3, Lot 20.1
Zoning: M-W
Property Owner: April Sunshine LLC
Applicant: Richard Morrison
Contact: Roseann Grosse
Description: Formalize the current use of the property, two story wood frame mixed use building. First floor retail space (deli) & one (1) residential apt. /Second floor two (2) residential apts.
Action: Present application

Application packets distributed for Board members review.

Application to be on the 10/11/18 agenda for discussion.
120 Brook Rd. (LR)
Tree Clearing & Grading

Application: #0530-17
Location: North side of Brook Rd. nearest to Longfellow La.
SCTM: Sec.15, Blk.6, Lot 5
Zoning: R-B2 Residential
Property Owner: Erica Katz
Applicant: Huston Fernandes
Contact: Huston Fernandes
Description: Violation issued in 2017 due to grading, clearing & removal of vegetation in a regulated fresh water wetlands area.
Action: Update

DEC has been contacted before the November deadline.

Property owner is required to clear out culvert, plant on top of slope and remove dirt.

SEQRA:

LZ moved to declare the application a TYPE I action pursuant to SEQRA, GA second, vote 5-0, unan.
LZ moved to declare the application a Negative Declaration pursuant to SEQRA, GA second, vote 5-0 unan.
LEAF parts 1, 2 and 3 to be completed.

BS moved to approve the draft Resolution prepared by staff, GA second, vote 5-0, unan.

1615 Main St. (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

AL presented for JS.

Bob Brown, Village consultant reviewing proposed site plan.

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407 East Main St. (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

AL presented JS staff memo.

To be on the 10/11/18 agenda for discussion.

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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: Frances Campani, Architect.

AL presented JS staff report.

9/30/18 revised plans reviewed.

Items discussed:

- Entrance to Ocean 88 from ramp
- Floor repair
- Add large windows with awnings
- Planter to have plants
- Front façade paint one color
- Bond forthcoming

Meeting ended 7:30PM
Respectively submitted, Cindy Suarez, Secretary to the Planning & Zoning Board