

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

October 4, 2018

PLANNING BOARD MINUTES

PRESENT:

Ray DiBiase, Chairman
Gil Anderson
Lew Johnson
Barbara Sabatino
Laura Zimmerman
A. LaPointe, Sp. Atty. Bldg. & Planning
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.

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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"

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- 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.
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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.
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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.

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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.

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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.

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**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.

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**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)

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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.

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.

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

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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

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Meeting ended 7:30PM

Respectively submitted, Cindy Suarez, Secretary to the Planning & Zoning Board