

**INCORPORATED  
VILLAGE of PORT JEFFERSON**

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

**October 11, 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 6:00 PM at Village Hall, 121 W. Broadway, Port Jefferson, NY 11777.

**6:00PM GENERAL BUSINESS**

LZ moved to approve the 10/4/18 draft minutes, BS second, vote 5-0.

- Planning Board meets: 11/1/18 5PM Building/Planning Dept., 11/8/18 6PM Village Hall
- 10/18/18 SCOVA Municipal Training Huntington Hilton 5:30PM-9:30PM
- 10/25/18 East End Planning Conference Hotel Indigo East End 3:00PM-7:30PM
- 10/29/18 Land Use Training Program Hofstra University 5:15PM-9:30PM

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**TRUSTEE REPORT (BD)**

- Quik Ride transportation service forthcoming to the Village. Download app and transportation is available to anyone throughout the Village at no fee. Advertising will cover the cost for the transportation service.
  - Ruvo restaurant has re-opened after rain storm damages.
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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

**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 from 9/13/18 to 10/11/18.

Present: Greg Wilson, Business owner.

There were no comments from the public.

GA moved to close the Public Hearing, BS second, vote unan. 5-0.

*Certified Transcript*

**SEQRA:**

Planning Board classified the application as a Type II action.

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

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**APPOINTMENTS:**

**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-A1

**Applicant:** Chris Millman c/o Owen Brothers

**Property Owner:** John & Ann Hobbs

**Description:** Remove 5000 sq. ft. of trees/bamboo & remove existing damaged retaining

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walls and install new retaining walls

**Action:** Update

Present: Chris Millman c/o Owen Brothers

Applicant proposes:

- Retaining wall to be a “Recon Wall” type which does not require a geo grid. It works on weight with gravel footing.
- Boulders with landscape plan toward street side for a more natural look.
- Three levels of silt fencing.
- October thru November construction.
- Trees will be marked which are staying and being removed.

**SEORA:**

BS moved to classify the application as a Type I action with a negative declaration, GA second, vote unan. 5-0.

GA moved to approve the application as presented, BS second, vote unan. 5-0.

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**304 Main Street (JS)  
Site Plan Amendment**

**Application:** # 0565-18

**Location:** Billie’s 1890

**SCTM:** Sec.12, Blk.7, Lot 33

**Zoning:** C-1 Central Commercial

**Applicant:** Joseph Zangrillo

**Property Owner:** 304 Main St. Inc.

**Contact:** Woodhull Expediting Inc. c/o Amy DeVito

**Description:** Proposed changes to site plan amendment.

**Action:** Review 5/25/18 submission

Present: Michael Morbillo, Architect, Billie Phillips, Business owner & Peter Verdone, Contractor

Modified plans were submitted at the meeting.

Interior stair tower modifications to the approved site plan resulted in intensification of the property use and an increase in parking requirements.

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Applicant agreed to remove the wall under the stair tower and create a caged space. BOT approved a 9 month temporary dumpster enclosure to expire on 5/20/19. If a general garbage district is not approved in 9 months than the dumpster location must go back to the original approved plan.

**SEQRA:**

BS moved to assume Lead Agency pursuant to SEQRA, LJ second, vote unan. 5-0.

BS moved to classify the application as a Type II action with a negative declaration, LJ second, vote unan. 5-0.

BS moved to approve the application with conditions stated, GA second, vote unan. 5-0.

RD signed the approved modified plans, extra sets of plans to be delivered to the Planning Dept.

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**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 & Conditional Use application for proposed addition

**Action:** Staff update

Present: E. Sidaras, Esq., Matt Crane, L.S., L. Rosner, Library Trustee, K. Schupner, R.A.

**Items discussed:**

- Public informational meetings were held by the library before application was made to the Planning Board.
- New addition does not propose a basement.
- Proposed plan includes refurbishment to the existing main library.
- Dumpster location (R-B3 district has no requirement for dumpster enclosure)

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- Landscape plan: Board requests plantings between the new buildings and the neighbor on Vineyard to be added to site plan.
- Black ornamental fence gate for fire egress only.
- Façade of new building. (Grey hardy plank).
- Step up from existing building to proposed addition.
- Vineyard Pl. - the road is sloped; proposed concrete retaining wall 8-10" above sidewalk.
- Applicant has SHPPO review in process.

**Board members comments:**

- Request a rendering of Vineyard Place view
- Property that is left blank on the proposed site plan should have an Aerial photo view
- Construction plan should be in place before Public Hearing
- Refer to ARC, DPW & Fire marshal for comments

RD requests a copy of the December 2017 ZBA Transcript for approved CEU application

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**NEW APPLICATIONS**

**46 Hillcrest (LR)**

**Tree Clearing & Grading**

**Application:** # 0569-18

**Location:** C/o Hillcrest Ave. and Hill Dr.

**SCTM:** Sec. 23, Blk.1, Lot 34

**Zoning:** R-B2

**Applicant:** Ryan Hughes

**Property Owner:** Ryan Hughes

**Description:** Remove four (4) regulated trees and underbrush from 1150 sq. ft. of property, to be replaced by lawn.

**Action:** Introduce application to the Planning Board

Staff Memo & Draft Resolution distributed to Board members.

Property slopes toward the street.

Mountain Laurel okay to remove, it is not on the endangered list.

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SEQRA: The application is a Type II listed action with no further environmental review or action.

LJ moved to approve the application as presented, LZ second, vote unan. 5-0.

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**STAFF UPDATES:**

**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 of two walls for parts storage room  
**Action:** Present revised site plan

Board members request parking calculations and planting plan to be placed on site plan.

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**217 West Broadway/Overbay (LR)  
Site Plan**

**Application:** #0437-14  
**Location:** Southeast C/O of Brook Rd. &W. Broadway/25A next to the Shipyard  
**SCTM:** Sec.12, Blk.6, Lots 1.0, 3.0, 4.1, 6.2, 7.0 & 10.0  
**Zoning:** C-1 and R-B2  
**Applicant:** Jim Tsunis  
**Property Owner:** Overbay LLC  
**Contact:** Jim Tsunis  
**Description:** Proposed 52-unit apartment community  
**Action:** Review and comment on bond estimates

Staff memo distributed.

The most recent draft plan dated 2014 was reviewed.  
RD requests further review of bond estimates.

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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:** Roseanne 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:** Review application

Present: Chris Botsch, R.A.

Items discussed:

- Interior grease trap no longer allowed.
- Possible rain barrels may require variances
- Parking requirements including ADA space
- Cross access with Graceful Rose restaurant
- Apartment licenses
- Façade
- Dumpster
- Landscape plan
- Color photos needed

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***Meeting ended 9:30PM***

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