

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

November 1, 2018

DRAFT PLANNING BOARD MINUTES

PRESENT:

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

ABSENT:

Lew Johnson

The Board convened at 5:00 PM at the Building & Planning Dept. 88 North Co. Rd., Port Jefferson, NY 11777.

5:00PM GENERAL BUSINESS

LZ moved to approve the 10/11/18 draft minutes, BS second, vote 4-0, unan.

Next meeting Village Hall 11/8/18 at 6:00PM.

The 2019 Draft Meeting calendar was reviewed and amended, final draft forthcoming.

.....

TRUSTEE REPORT (BD)

The BOT will be asked to consider the creation of commercial garbage districts with the commercial carter being responsible party.

The BOT will be asked to consider Tree Clearing & Grading applications be referred to the Environmental Committee for comments with input from Planning staff. This would be an administrative action.

.....

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

5:30PM APPOINTMENTS

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

Application: #0437-14

Location: Southeast c/o Brook Rd. and W. Broadway/25A next to the Shipyard

SCTM: Sec.11, Blk.6, Lot 25.1

Zoning: C-1 and R-B2

Applicant: Jim Tsunis

Property Owner: Overbay LLC

Contact: Jim Tsunis

Description: Proposed 52-unit apartment community.

Action: Applicant presentation

Present: Jim Tsunis & Tom Dixon, Architect

The Board reviewed the 10/5/18 revised plans.

The building size has changed slightly. Floor plans not submitted.

Clouded bubbles were drawn to determine where the revisions were made as follows:

- Detail added
- Handicap spaces added with new symbol
- Refuse room roll out carts for garbage
- Meters in mechanical room located
- Drainage system modified. Diffusion wells 12 ft.-14 ft. to sand to first ring
- Gas meters on sides and back of building
- Minor grade changes in corner (building is on piles to pick up roof drainage – GA questioned where else this system has been approved)
- Retaining wall in front of building approx. 2ft.-3ft.

Items of discussion:

- Six test hole soil borings done at high tide in 2014
- Holzmacher has received plans for review
- Landscape plan to be consistent with the Mill Creek plan
- Each floor of the building will have a garbage chute (to be added to floor plans)
- Color elevation photos were not precise and did not reflect the most recent changes.
- Proposed façade colors are pacific blue cedar impress with white trim and brick
- Notice of intent is tied into SWPPP
- DOT permit extension needed

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

JT will apply for a County Grant in January which provides a private developer & community money for redevelopment projects.

JT will propose a “Welcome to Port Jefferson” sign facing the west gateway entrance into the Village.

The Board requests new color renderings, architectural, structural and floor plans to be submitted, as well as elevations of all sides of the building. Drawings need to be revised to show bump out.

The Performance Bond amount will be based on the revised plans with onsite and offsite landscape and improvements. The plans need to be signed and approved before a vote can be done on the bond amount.

LR requests evaluation of the capacity of the trash room, including information on pick up frequency.

LR reviewed all of the conditions of the Conditional approval and reminded JT that the National grid approval expires 12/31/18.

The Board’s goal is to produce one comprehensive memo with the comments.

.....

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: Staff update

The Planning Board’s comments were forwarded to the applicant in a memo.

.....

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

**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: Staff update, possible vote

The applicant has hired an expeditor. A revised plan will be submitted.

Planning Board commented that the 2012 site plan application had landscape requirements that was never done along the edge of parking area.

.....
**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. (Non-confirming use)
Action: Staff update

11/1/18 Staff report reviewed in preparation for comments to be sent to applicant.

Items discussed:

- Rain barrels: get photos & design plan
- Grease trap: Existing indoor grease trap needs proof that this is okay. County needs to approve a shared grease trap with Graceful Rose restaurant next door.
- Handicap parking: to be shown on site plan

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

- Parking calculations need to be adjusted
 - Outdoor lighting: must be dark sky compliant and the current flood lights need to be removed
 - Elevation photos: to be shown on site plan
-

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: Staff Update

Planning Board letter sent to applicant requesting new drawings.

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

10/29/18 revised plans received.

Revisions include dimensions of parking spaces on East Main Street.

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

**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: Vote, Resolution

Present: F. Campani, R.A.

Handicap entrance relocated on site plan.

Draft Resolution reviewed.

Condition: Bond needs to be paid before Chairman will sign the approved drawings.

LZ moved to approve the draft Resolution as presented by staff, BS second, vote unan., 4-0

.....

**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.

Code changed description of a restaurant as 1200 sq. ft. or more. There are no more setback requirements from residential district. Subject restaurant is 1140 sq. ft. requiring a 60 sq. ft. variance.

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

Application is located in the historic district so it is an automatic Type I action pursuant to SEQRA. Lead agency can draft findings. JS will do the findings and a draft EIS.

.....

**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)

New alternative color façade photos were submitted to the Board members. Application to be on the 11/8/18 agenda.

.....

Meeting ended 8:15PM

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