

**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)

**November 8, 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  
A. LaPointe, Special Village Atty. for Bldg./Planning

**ABSENT:**

Bruce D'Abramo, Trustee-Liaison

The Board convened at 6:00 PM at Village Hall, 121 W. Broadway, Port Jefferson, NY 11777.

**6:00PM GENERAL BUSINESS**

BS moved to approve the 11/1/18 draft minutes as amended, GA second, vote 4-0. (LJ was absent on 11/1/18, no vote).

The 2019 Board meeting calendar was distributed.

The Board added December meeting 12/4/18 5:00PM Bldg. & Planning Dept.

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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:** Applicant presentation/ SEQRA discussion by the Planning Board

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BS recused from application.

Present: E. Russo, Esq., E. Nicosia, R.A., R. Gitto, & T. Gitto, Developers, R. Capobianco, Property Owner & D. Wortman, Sr. Environmental Mgr. c/o VHB Engineering

E. Russo spoke on the following issues regarding Planning Board concerns and comments:

- Three story 65,000 sq. ft. building to include 46 units, retail & take-out restaurant space & on-site parking.
- Pay for parking to be done for four space deficit.
- Parkland fee to be paid.
- Roof deck to include landscaping/garden area.
- Village BOT approved Holzmacher Engineering firm to do outside consulting for the project's drainage and SWPPP review.

E. Nicosia spoke on the following issues:

- Color renderings presented
- Columns have been enhanced
- New flat roof design presented. Board had positive feedback and preference for flat roof design
- Elevations to be completed

D. Wortman stated that the coordinated SEQRA review comment period closes 11/26/18 and a determination of significance and action by the Planning Board that scoping will not be required should be completed before 1/1/19.

AL stated that the scoping is currently optional. New SEQRA regulations /changes will include requiring scoping for Type I actions. The changes go into effect on 1/1/2019.

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**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:** Proposed parking expansion and renovations  
**Action:** SEQRA update

Pursuant to SEQRA, as of 1/1/19 State Law 617.8 Positive Declarations require EIS & Scoping Public Hearings.

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**NEW APPLICATIONS**

**102 West Broadway (LR)  
Site Plan Amendment**

**Application:** #0575-18  
**Location:** Ferry Ticket building  
**SCTM:** Sec.12, Blk.1, Lot 5.1  
**Zoning:** M-W Marine Waterfront  
**Property Owner:** The Bridgeport & Port Jefferson Steamboat Co.  
**Applicant:** Erik Bjerneby, EAB Architectural Designs PLLC  
**Contact:** Erik Bjerneby, EAB Architectural Designs PLLC  
**Description:** Proposed site plan amendment to renovate first floor area of existing Ferry Terminal building to convert the food preparation space to office and conference space.  
**Action:** Introduce application/Draft Resolution

The subject property is located in the M-W district which triggers the Site Plan Amendment requirement.

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Present: Erik Bjerneby, EAB Architectural Designs PLLC

Application presented by E.B.

Items discussed:

- Food prep has been relocated to the ferry vessels
- De-intensification of the current use of the building is proposed
- Existing bathrooms to be renovated
- Construction will take a few months
- Long term plans for Ferry Company – e.g. acquisition of former SCWA structure for administrative offices; pier expansion

The Board requests the north arrow on the plan be corrected on all pages.

No bond estimate required as no on or off site improvements proposed. All work is inside structure.

LR presented a draft resolution for the Board's review and comments.

GA moved to declare the application as a Type II action pursuant to SEQRA, LJ second, vote 5-0, unan.

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

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**170 North Co. Rd. (NT)  
Site Plan Amendment**

**Application:** #0564-18

**Location:** C/o of Columbia Ave. & North Co. Rd.

**SCTM:** Sec.12, Blk.1, Lot(s) 5.1, 6 & 7

**Zoning:** R-O Residential-Office

**Property Owner:** Salvatore Capitano, President c/o Columbia North Development Corp.

**Applicant:** Salvatore Capitano, President c/o Columbia North Development Corp.

**Contact:** Salvatore Capitano, President c/o Columbia North Development Corp.

**Description:** Proposed addition of 15 parking spaces.

**Action:** Introduce application.

Board members reviewed the Site Plan received 9/7/18 revised on 8/30/18.

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Board comments:

- Review previously approved Site Plan current code for R-O does not permit medical offices
- Request delineated floor plans
- Request plans to clarify parking spaces, ADA, etc....
- Determine if more screening is needed.
- Check the use of each tenant/occupant

SEAF completed.

Application is an unlisted action.

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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:** Planning Board 2/8/18 Public Hearing closed. Continue SEQRA process.

Present: Lisa Harris & Robert Strehle

The application is a Type I action pursuant to SEQRA.

BS moved to declare the application a Positive Declaration pursuant to SEQRA, GA second, vote 5-0, unan.

LEAF has been completed.

L. Harris agreed to the Planning Board completing the required Draft EIS. A thirty day comment period will follow.

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**Meeting ended 8:15PM  
Respectively submitted, Cindy Suarez, Secretary to the Planning & Zoning Board**