December 4, 2018
PLANNING BOARD MINUTES

PRESENT:
Ray DiBiase, Chairman
Lew Johnson
Gil Anderson
Barbara Sabatino
Laura Zimmerman
Cindy Suarez, Secretary
Jen Sigler, Site Plan Reviewer
Lisa Rickmers, Planner

ABSENT:
Neil Thompson, Planner
B. D’Abramo, Trustee/Liaison

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 11/8/18 draft minutes, BS second, vote 5-0, unan.

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 “Restaurant Standard” a conditional use. Planning Board 2/8/18 Public Hearing closed.
Action: SEQRA

Present: Lisa Harris, Business Owner/Applicant

Pursuant to SEQRA GA moved to adopt a Determination of Significance and declare the application as a positive declaration, and the Planning Board declared that no public scoping would be required, as the single moderate to large impact that the Board identified is narrow in scope with a clear cut impact, LJ second, vote unan., 5-0.
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: SEQRA

(B. Sabatino recused)


Pursuant to SEQRA, the Planning Board concluded Lead Agency status on 11/26/18. Several involved/interested agencies listed a desire to be kept apprised of the SEQRA process, but submitted no substantive comments.

A draft Positive Declaration Resolution was prepared by staff and reviewed by the Board members.

LZ moved to adopt the Determination of Significance as a Positive Declaration, LJ second, vote 4-0, unan.

The Planning Board also moved to waive the public scoping as a comprehensive list of potential impacts has been identified.

New color renderings were presented showing side and rear elevations.

The Board requests photo simulated renderings from sensitive vantage points (e.g. residential area on Barnum Ave.) for Public Hearing presentation.

The ARC to be informed that the Planning Board has already discussed various design options, including a peaked-roof version and that the Planning Board intends to encourage and analyze the current, flat-roofed design. The Planning Board welcomes the committee’s comments on this design.

A DEIS will be prepared by VHB Engineering to address all of the potential adverse impacts identified by the Planning Board.
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:** Staff update


The Board members and the applicant reviewed staff’s 11/27/18 letter and concluded as follows:

The land dedication of Brook Rd. & Route 25A will not be required due to cost of fire hydrant and utility pole removal. Bollards are no longer part of the site plan.

Applicant to provide the following:
- Trash management plan.  
- Structural & Architectural plans  
- Similar projects which have successfully utilized proposed drainage  
- Proof of DEC approval of potential overflow into the wetlands  
- Plans with loading zone indicated  
- Color elevations of all sides of the building  
- 2014 Soil borings test results & hole locations  
- Calculations of fill  
- Amended plan or proof that proposed plantings will survive bio-swale  
- Site Plan amendments to include:  
  - Bubble all changes/revisions to include stairwells, entrances/exits  
  - Remove parking detail from grading plan on page 4  
  - Revise title on page 5 to read: “Drainage & Utility Plan”  
- Rendering of proposed signage  
- Revised bond estimates

Meeting ended 8:15PM Respectively submitted, Cindy Suarez, Secretary Planning/Zoning