

**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)

**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.

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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 "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.

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**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)

Present: E. Russo, Esq., E. Nicosia, R.A., P. Capobianco, Property Owner, R. Gitto, Developer, D. Wortman c/o VHB Engineering

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.

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**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

Present: J. Tsunis, Property Owner & S. Zamek, Esq.

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

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