

**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)

**January 17, 2019  
PLANNING BOARD MINUTES**

**PRESENT:**

Ray DiBiase, Chairman  
Lew Johnson  
Gil Anderson  
Barbara Sabatino  
Laura Zimmerman  
Cindy Suarez, Secretary  
Neil Thompson, Planner  
Jen Sigler, Site Plan Reviewer  
Lisa Rickmers, Planner  
B. D'Abramo, Trustee/Liaison  
A. LaPointe, Spec. Village Atty. for Building & Planning

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

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**5:00PM GENERAL BUSINESS**

**Trustee Report (BD):**

At the last BOT meeting the following items were discussed:

- Town of Brookhaven proposed storage facility Sheep Pasture Road
- Parking laws have changed around Willis Avenue

A proposed commercial garbage district will be discussed at the 1/22/19 BOT meeting.

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LZ moved to approve the 12/4/18 draft minutes, BS second, vote 5-0, unan.

Next meeting 2/7/19 6:00PM Village Hall (Possible 1/30/19 work session)

NYPF Conference 4/28/19-4/30/19 Lake George – Reservation forms to be emailed

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**APPLICATIONS**

**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 and building expansion and renovations

**Action:** SEQRA update

Present: Several members of the public to listen only.

EAF Part II was distributed to the Board members for review and comments.

EAF Part III, Scoping & Public Hearing are forthcoming.

The DEIS to be prepared by the applicant.

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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, T. Dixon, Architect & S. Zamek, Atty.

The Board members and the applicant reviewed the most recent submissions requested at the last meeting 12/4/18.

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Items to be addressed as follows:

- Structural and foundation plans to be submitted. Applicant only provided “Structural Details.”
- South & east color elevations to be submitted
- Garbage/refuse management plan discussed. PB expressed concern about low clearance height (8’-4”) to access garage level and garbage room. J. Tsunis to provide specifications for a garbage truck (Colucci Carting Co.) that will clear opening. Relocating the garbage room/dumpster area to a more convenient location nearer Brook Rd. discussed. Possible solutions for pick up discussed:
  - 1.) Pull off area on Brook Rd., 50 ft. from intersection that dumpsters could be wheeled out to for pick up without blocking roadway. Staff to seek comments from VOPJ DPW.
  - 2.) Raising ceiling height on the ground level.
- Alternative design for center bay/lobby discussed. PB indicated a preference for design shown on color rendering. Applicant to re-work porch/balcony details.
- PB awaiting comments from DEC re: drainage plan
- Bond to be prepared after receipt of drainage comments from the DEC
- Check on the plantings in the swale
- Remove “not in flood zone” note on Architectural Drawings

LR to send JT a summary of items to be addressed.

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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:** Staff Update

- ARC had positive comments regarding proposed building
  - SEQRA timeline discussed
  - DEIS has not been submitted for review yet.
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**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:** SEQRA; Establish Lead Agency

Further revisions are forthcoming (number of units has decreased), internally located dumpster and compactor to be relocated to exterior.

Conifer Realty LLC is new partner with Parvis. Conifer specializes in constructing and managing affordable housing. 1615 Main St. to be 100% "obtainable housing" managed by Conifer. The ground level retail portion of the project will remain with Parvis.

The LEAF will need to be amended prior to PB completing Part II.

Pursuant to SEQRA, BS moved to declare the Planning Board as Lead Agency, GA second, vote unan. 5-0.

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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. Planning Board 2/8/18 Public Hearing closed.

**Action:** Review DEIS – determine adequacy.

GA moved to approve the DEIS as adequate for public review, LZ second, vote unan. 5-0.

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BS moved to determine that a Public Hearing for SEQRA is not necessary, LJ second, vote unan. 5-0.

The DEIS will be available for public viewing at Village Hall, the Public Library, the Building & Planning Dept. and the Village website [www.portjeff.com](http://www.portjeff.com) click on Public Notices link.

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*Meeting ended 8:00 PM  
Respectively submitted, Cindy Suarez, Secretary Planning/Zoning*