

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

**January 30, 2019
PLANNING BOARD MINUTES**

PRESENT:

Ray DiBiase, Chairman
Gil Anderson
Laura Zimmerman
Cindy Suarez, Secretary
Jen Sigler, Site Plan Reviewer

ABSENT:

Lew Johnson
Barbara Sabatino
Neil Thompson, Planner
Lisa Rickmers, 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.

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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: Review DEIS

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

All of the meeting attendees reviewed the DEIS and the following items were discussed:

TYPO CORRECTIONS:

Existing site conditions second sentence page two "west" should read "east" and the next page five sentences down from the top "east" should read "west".

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TRAFFIC:

Barnum Avenue & Main Street traffic study data was compiled prior to the Shipyard building being built.

Traffic impacts & planned roadway improvements were discussed.

The Board requests the following:

- Intersection Capacity Analysis to be done.
- An alternate comparison of take-out restaurant and restaurant use on the ground floor of the proposed building to be done.
- No left turn onto Barnum Avenue exiting the south side of the subject property.

PARKLAND:

Dedicated fitness room not to be included in the parkland fee section.

ENERGY CONSERVATION:

“Energy Efficient Appliances” statement to be added.

FAÇADE:

The width of the window shutters appear too small in comparison to the window size. E.N. says this is standard size.

CONCLUSION:

Comments have not yet been received from SCPC & DOT.

J.C.Holzmacher consulting Engineers drainage analysis forthcoming.

The DEIS revisions will be reviewed upon receipt and if sufficient will be placed on the 2/7/19 agenda to vote adequate for 30 day public review period.

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*Meeting ended 6:30 PM
Respectively submitted, Cindy Suarez, Secretary Planning/Zoning*