

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

**February 7, 2019
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
B. D'Abramo, Trustee/Liaison

The Board convened 5:00 PM at Village Hall 121 W. Broadway, Port Jefferson, NY 11777.

5:00PM GENERAL BUSINESS

Trustee Report (BD):

A BOT Public Hearing is forthcoming to modify the code to be in line with the Village's Comp Plan.

- Next meeting 3/14/19 6:00PM Village Hall
 - NYPF Conference 4/28/19-4/30/19 Lake George; registration forms distributed
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APPOINTMENTS:

**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 c/o Overbay LLC

Property Owner: Jim Tsunis c/o Overbay LLC

Contact: Jim Tsunis

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Description: Proposed 52-unit apartment community

Action: Staff update

Present: J. Tsunis, Property Owner, S. Zamek, Atty. & T. Dixon, Engineer c/o Nelson & Pope Engineers & Surveyors

The Board discussed updates with the applicant.

Items discussed:

- DEC letter of jurisdiction forthcoming
- Garbage loading zone location plan to be reviewed further by the Planning Board
- Bond estimate to be finalized after Holzmacher Engineering Consultants inspection/comments are received.
- Need written letter from Structural Engineer confirming that the drainage structure of underneath building is compatible with the drainage plan, given the storm drainage system for the site surrounds and comes into direct contact with foundation and pile system.
- Southern elevations to be more specific with more details and to echo the elements of the rest of the building
- Jim T. stated that the building will be "Pacific Blue" color. There will be brick over the exposed concrete, will add a band across the middle of the building. He will take to a rendering professional rather than an architect.
- Add +/- elevation note to plans
- A letter from Village Attorney is needed regarding the deed to the southerly parcel and transfer to the Village.

Applicant to submit all missing items by 2/12/19.

**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: DEIS

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Present: E. Russo, Atty., T. Gitto & R. Gitto, Developers, E. Nicosia, Architect & P. Capobianco, Property Owner

B. Sabatino recused herself from this application.

The corrections to the DEIS were submitted and reviewed for sufficiency.

E. Russo comments:

- The Planning Board's comment at the 1/30/19 meeting regarding "No left turn onto Barnum Ave." was considered but not possible because trucks could not turn around, they would have to back out. Barnum Avenue does not allow trucks to go north.
- Drainage comments have not yet been received from Holzmacher Engineering.
- NYSDOT, SCHD & PSEG have assured that comments are forthcoming.
- The balance of the test holes cannot be completed until the building is demolished. There is no anticipation of any soil contamination.

GA moved to accept the DEIS as adequate, second by LZ, vote 4-0, unan.

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NEW APPLICATION(S):

**115 Main St. (LR)
Conditional Use & Site Plan Amendment**

Application: #0577-19

Location: (Next to Tommy's Place, formerly Kimi's)

SCTM: Sec.12, Blk.2, Lot 8.1

Zoning: C-1

Applicant: Lisa Harris c/o Prohibition Kitchen

Property Owner: Raffaele Parillo

Contact: Lisa Harris

Description: Proposed Conditional Use Restaurant Standard & Interior Renovations

Action: Introduce application, SEQRA vote & schedule Public Hearing

Present: Lisa Harris, Business Owner

The application was reviewed for adequacy.

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Board members comments:

- Site Plan & Architectural stamped plans are incomplete
- Façade front and rear missing
- Dumpster plans showing enclosure, location, pad, easement is missing
- Weekly dumpster pick up is not sufficient
- Easement granted by the BOT has not submitted written details
- Length of bar/ number of seats not shown
- Board questioned lack of grease trap. L. Harris said she had approval of SCDHS for interior trap and would provide same
- New parking calculations needed

The Board requests a complete site plan as described Village code 250-52.

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

STAFF UPDATES:

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

Application: #0564-18

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

SCTM: Sec.22, Blk.1, Lot 2

Zoning: R-O Residential-Office

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

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

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

Description: Proposed addition of 15 parking spaces.

Action: Staff update

Applicant not present.

A letter to the applicant is forthcoming.

**10 Evans Pl. (LR)
Tree Clearing & Grading**

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Application No.: # 0541-18

Location: off Shell St.

SCTM: Section 11, Block 2, Lot 20

Zoning: R-B2 Residential

Property Owner: Jim Daly

Applicant: Jim Daly

Contact: Andy Malguarnera, Expeditor

Description: Remove knotweed, install pavers & retaining wall.

Action: Staff update, SEQRA & Vote on draft Resolution

Present: Jim Daly, Property Owner

SEQRA:

BS moved to declare the application as a Type I action, GA second, vote 5-0, unan.

GA moved to declare the action as a Negative Declaration, BS second, vote 5-0, unan.

LJ moved to approve staff's draft Resolution with conditions, LZ second, vote 5-0, unan.

Conditions:

- No scraping of hill with machinery. Work to be completed manually
- Execute plan while leaving remainder of property undisturbed
- Three year plan for plantings to survive with irrigation
- Retaining wall with fence requires a building permit

Meeting ended 8:15 PM

Respectively submitted, Cindy Suarez, Secretary Planning/Zoning