

**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)

**March 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  
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):

BD updated the Planning Board members on the issue of the Commercial garbage district for C-1 And C-2.

- LZ moved to approve the 1/17/19 draft minutes as amended, BS second, vote 5-0, unan.
  - GA moved to approve the 1/30/19 draft minutes as amended, LZ second, vote 3-0, unan.
  - LZ moved to approve the 2/7/19 draft minutes as amended, GA second, vote 5-0, unan.
  - March 14, 2019 6:00PM Village Hall Public Hearings / Meeting
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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

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**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:** 3/14/19 Public Hearing

(Board member B. Sabatino recused from this application).

Present: E. Russo, Esq., P. Lenihan, Traffic Engineer c/o VHB, P. Capobianco, Property Owner, T. Gitto, Developer

Copies of letter from S. Uccellini, Project Mgr. c/o J.R. Holzmacher, P.E. LLC regarding drainage system were distributed. The letter concludes that the submitted stormwater drainage system is in conformance and does not require any modifications.

DOT has not submitted any comments on the project to date.

Tony G. stated that PSE&G cannot do underground power. The power will be brought in from the Barnum Avenue side.

JS commented that she would like to see the following items presented at the 3.14.19 Public Hearing: Proposed sidewalk improvements such as street furnishings and landscaping elements (e.g. benches, planters, trees, planting strips); benches, landscape design plan, planters.

SEQRA next steps:

E. Russo submitted a "SEQRA Next steps" outline to staff and Planning Board members that covered the remainder of the SEQRA process for the application. (See attached)

If conditions warrant closing the DEIS/SEQRA Public Hearing on March 14, 2019, the Planning Board may vote to do so.

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**217 West Broadway (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 updates

Present: Scott Zamek, Atty. & Tom Dixon, Engineer c/o NPV Engineers.

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The DEC issued a Construction Permit dated 2/19/19. This permit covers the construction of the proposed plans but does not authorize discharge into Mill Creek. Staff and the Planning Board await clarification from the DEC regarding the need for a Discharge permit. The Planning Board requested that the letter concerning discharge come from the Village of Port Jefferson Engineering Consultant.

Mr. Tsunis submitted letter dated 3/7/19 with a formal offer to donate premises known as SCTM#206-11-6-18.

Revised elevations were submitted. The Planning Board repeated its request from the 2/7/19 meeting that the design elements from the rest of the building be added to the south elevation.

LZ moved to approve the bond estimates as presented (SEE BELOW), GA second the motion, all in favor 5-0 unan.

**BOND ESTIMATES:**

- #1: Creek Restoration - \$32,955.01
  - #2: General Landscaping - \$59,333.73
  - #3: Site Work - \$585,208.03
- .....

**407 East Main St. (JS)  
Site Plan Amendment**

**Application:** #0503-16

**Location:** Post office

**SCTM:** Sec.12, Blk.10, Lot 3.3

**Zoning:** C-1 Central Commercial

**Property owner:** Colasti Family L.P.

**Applicant:** Colasti Family L.P.

**Contact:** John J. Coughlin Ré, Nielsen, Huber & Coughlin, LLP

**Description:** Applicant requests site plan amendment for existing alterations & parking waiver.

**Action:** Staff update

Present: John Coughlin, Atty. & Mr. Tom Piraglia, Property Manager

ZBA Public Hearing scheduled for 3/28/19 for two undersized parking stalls. Applicant requesting 18 ft. length where 20 ft. is required for parking stall #7 & #8 on site plan.

Applicant will do PILOP for one missing parking space upon Site Plan approval process.

Dumpster fencing details are forthcoming.

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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 Food" to "Restaurant Standard" a conditional use. Planning Board 2/8/18 Public Hearing closed.

**Action:** Conclude SEQRA; Vote

Present: Lisa Harris, Business Owner

Planning Board voted to accept the Final Environmental Impact Statement (FEIS) and BS moved to accept the SEQRA findings which are postdated to March 17, 2019 for the statutory 10 day period following an FEIS, LJ second, vote unan. 5-0.

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

**Application:** #0577-19

**Location:** (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:** 3/14/19 Public Hearing Staff update

Present: Lisa Harris, Business Owner

LH submitted revised site plan to include:

- Accurate survey with shaded easement area on VOPJ property
- New interior floor plan
- 35 seat count
- Dimensions on plan
- Rooms labeled
- Bar area calculations (under 22 ft.; 1 parking space per 2 ft. =11 spaces)
- Architect stamp
- Dumpster barrels (2)

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LH stated that D. Parillo, Property Manager will repair gates for easier access to the barrels.

LH will paint window trims, fix shingles, submit application for sign and awning.

Public Hearing scheduled 3/14/19.

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

**Application:**

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

**SCTM:** Sec.12, Blk.1, Lot(s) 5.1, 6 & 7

**Zoning:** R-O Residence 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

JS & LR did a site visit of the subject property with the property owner, Sal Capitano.

It was determined that there is a Medical office use office in the building which is a non-conforming use in the R-O district. A letter was sent to the property owner that the application cannot move forward as submitted.

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**Joe Erland Parking Lot (LR)  
Site Development Plan**

**Application:** # 0576-19

**Location:** Northwest Corner of Barnum Avenue & Caroline Avenue

**SCTM:** Sec.12, Blk.6, Lot 8 & 9

**Zoning:** Single Family Residence R-B2 District

**Applicant:** Incorporated Village of Port Jefferson

**Property Owner:** Incorporated Village of Port Jefferson

**Contact:** Kevin Wood

**Description:** Construct a 44 Stall Parking Lot on the site of Joe Erland Park

**Action:** 3/14/19 Public Hearing update

Present; Kevin Wood, Parking Committee VOPJ

The Board reviewed the proposed parking plan and discussed the following items:

- 20 ft. Buffer trees to remain untouched
- Lighting, crosswalk & gate plan to be shown on site plan

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- Aerials & photo renderings requested
- Joe Erland sign to remain

Due to construction of curb and/or restriction of parking to provide adequate sight distance for vehicles existing the site, on-street parking on the north side of Caroline Avenue may be prohibited.

SEQRA: LEAF to be completed

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

**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:** Chair to sign approved plans

Chairman signed the approved plans.

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*Meeting ended 8:30 PM*

*Respectively submitted, Cindy Suarez, Secretary Planning/Zoning*