

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

**April 4, 2019
PLANNING BOARD MINUTES**

PRESENT:

Ray DiBiase, Chairman
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

ABSENT:

Lew Johnson

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

.....

5:00PM GENERAL BUSINESS

Trustee Report (BD):

- 4/4/19 "New Resident Night" at the Village Center
- Budget Public Hearing proposal to exceed the 2% tax cap with a simple majority vote rather than create a new tax cap was passed, and the budget was passed. There were no public objections to the new code.
- Code amendment passed to prohibit parking on the west side of Randall Ave.
- Code amendment passed re Section 250-27 requirements granting parking relief for restaurants (Restaurant/Standard) below 1,800 sq. ft.
- The Village Attorney has received two draft laws regarding handling a proposed garbage district.

BD and the Board members discussed changing the Tree Clearing & Grading application process from the Planning Board to Planning Staff review. BD will discuss with the BOT.

.....

- BS moved to approve the 3/14/19 draft minutes as amended, LZ second, vote 4-0, unan.
 - April 11, 2019 6:00PM Village Hall Public Hearings / Meeting
 - NYPF Conference 4/28/19-4/30/19 Lake George
-

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

STAFF UPDATES

**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: 3/14/19 Public Hearing opened. 3/29/19 Public comment on draft EIS (SEQRA) period closed. 4/11/19 Conditional Use Public Hearing to be continued.

B. Sabatino recused from this application.

Present: E. Russo, Esq. & T. Gitto, Developer

Public comment period on draft EIS ended on 3/29/19.

All comments received were sent to the applicant's representative to be addressed in the FEIS document.

Mr. Russo distributed the following documents to the Board:

1. SEQRA next steps
2. Summary of timeline associated with next steps in the SEQRA process

VHB responses and comments to public concerns are forthcoming.

The applicant's "noise consultant" will be present at the 4/11/19 public hearing to answer questions regarding noise mitigation on the proposed roof deck.

L. Brett, Fire Marshal spoke to the Board regarding fire code regulations for roof top barbecues & fire pits.

Mr. Russo addressed a comment from the public regarding IDA funding. Whether the applicant will accept IDA funding for the project is, as yet, undecided. Legislative decisions regarding changes to insurance regulations and wage rates may preclude using IDA monies. Municipalities have no means to influence the IDA process.

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

**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: Colatasti Family L.P.

Applicant: Colatasti 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

JS updated the Board.

The ZBA granted the variance requested for two undersized parking stalls.

BOT approved the proposed altered ingress and changes in length to on-street parking spaces in front of building. PJV DPW will conduct spot realignment at the applicant's expense.

The "no parking" zone at the corner of Main St. & East Main St. will remain the same length.

Applicant is working on the proposed dumpster enclosure shown on the site plan

No other comments were given.

**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 closed. Staff update.

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

Present: L. Harris, Business owner

On April 1, 2019 the BOT approved a code change which amended parking requirements for restaurants measuring less than 1,800 sq. ft. of gross restaurant area. These restaurants are exempt from the additional bar parking requirement, when the bar is less than 10% of the gross restaurant area.

Applicant submitted image of new gates for dumpster enclosure.

Applicant removed part of window sign. Window sign is now 28% of the window area and does not require a sign permit.

Mayor has signed the document that grants the applicant an easement across Village property to access the dumpster. A hard copy is forthcoming.

LZ moved to approve the Conditional Use of Restaurant Standard and Site Plan Amendment, GA second, vote 4-0, unan.

Signed approved plans forthcoming.

**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 & SEQRA

3/14/19 Public hearing Certified Transcript has been received.

LR updated the Board members on revised proposed site plan based on public comments and concerns stated at the 3/14/19 Public Hearing.

The finalized plans & SEQRA are forthcoming.

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

**39 Sands La. (LR)
Tree Clearing & Grading**

Application: #0581-19
Location: 39 Sand La
SCTM: Sec.5, Blk.3, Lot 38
Zoning: RB-1
Applicant: Michael Verruto
Property Owner: Michael Verruto
Contact: Michael Verruto
Description: Regulated trees removed without Planning Board approval
Action: Introduce application

Present: M. Verruto, Jr., homeowner & M. Verruto, Sr., father

Regulated trees ranging from 9" – 24" diameter were removed without approval.

3/11/19 a neighbor's complaint regarding tree removal triggered an Order to Remedy Violation to be issued.

MV, Jr. presented color photos of existing retaining wall and a list of proposed plants for revegetation. He stated that some of the removed trees were dead and others were removed to allow room for the retaining wall and a future pool.

The retaining wall consists of two tiers of four- foot walls with an overall elevation change of 8 feet therefore needs to be added to TC&G application for Planning Board approval. The height of the wall (greater than 6 ft. on a single slope) triggers a Type I action pursuant to SEQRA.

Code requires a Planning Board member and one staff person to visit the property site.

Applicant to complete a Long Environmental Assessment Form and submit a re-vegetation plan that includes indigenous plant & tree species, with caliper, quantity and location of plantings.

.....
**Rustic Bread (LR)
128 E. Main St.
SCTM: Sec. 12, Blk. 2, Blk. 23**

Planning Board Resolution issued on 10/11/18 for final approval of site development plan amendment and conditional use for Artisan bakery.

A building permit application was submitted to the Building Inspector with a revision to the exterior door. The Planning Board members agreed to accept the revision without filing for an amendment to the approved plans.

.....
Meeting ended 7:00 PM. Respectively submitted, Cindy Suarez, Secretary Planning/Zoning