

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

**April 11, 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
A. LaPointe, Sp. Village Atty. for Building/Planning
B. D'Abramo, Trustee/Liaison

ABSENT:

.....
6:00 WORKSESSION

The Board convened 6:00 PM at Village Hall 121 W. Broadway, Port Jefferson, NY 11777.

The Planning Board prepared for the Public Hearings.

TRUSTEE REPORT

Port Jefferson Village Country Club: vandals poured gasoline/fuel oil over four greens in the middle of the golf course. The areas will be cut out and replaced. The damage falls beneath the criteria to report to the DEC.

Staff to draft a memo to the BOT requesting future Tree Clearing & Grading applications be administrative unless staff refers to the Planning Board for comments.

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6:30PM PUBLIC HEARINGS

The public hearing portion of the meeting opened at 6:40 PM.

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**440 Main St.
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: SEQRA Public Hearing opened & closed on 3/14/19.

Site Plan & Conditional Use Public Hearing opened on 3/14/19, continued to 4/11/19.

(B. Sabatino recused)

Present: Eric J. Russo, Esq. c/o Vanbrunt, Juzwiak & Russo, P.C. & R. Gitto, Developer, E. Nicosia, Architect, D. Wortman, Environmental Consultant c/o VHB Engineering & R. Winter, Traffic Engineer c/o VHB Engineering.

The representatives for the application all gave presentation to address the public's comments & concerns that were submitted after the 3/14/19 public hearing.

The FEIS is forthcoming and will respond to all comments.

R. DiBiase, Chairman addressed the "Traffic Calming" project that is currently underway at the Liberty Avenue/Barnum/Main Street intersections. He stated that the Village is investigating grants to provide emergency vehicles with traffic signal overrides at Liberty Avenue as well as a pedestrian safety action plan.

B. D'Abramo, Village Trustee spoke in regards to Brookhaven IDA and the property going into full assessment at the same time as LIPA settlement.

Public Comments were heard.

8:20P.M. GA moved to close the Public Hearing portion of the meeting, LZ second, all in favor 4-0, vote unan.

LZ left the meeting.

(Certified Transcript)

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STAFF UPDATES

**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: SEQRA & Decision

The Board members reviewed the most recent alignment plan received 4/11/19. LR presented a draft resolution for the Board members to review.

The following items were discussed:

- Driveway widths to the lot were reduced and will be one way.
- The sidewalk along Caroline Avenue should be 5 ft. and the planting strip should be 4 ft.
- Walkway to have a pedestrian gate & path safety lighting after hours. Board would like the consultant to comment on best design.
- On 4/16/19 a test hole will be dug for analysis. GA recommends to dig an additional test hole(s) in the bioswale.
- Filter fabric, plantings, mulch & soil specific to bioswale were discussed.
- SEQRA Type 1 Parts 1 & 2 were done, there are no moderate or large impacts.

BS moved to declare a Type 1 action pursuant to SEQRA, GA second, vote 4-0, unan.

LJ moved to adopt a negative declaration pursuant to SEQRA, BS second, vote 4-0, unan.

GA moved to approve the draft resolution as amended with conditions #1 Walkway to have a pedestrian gate & path safety lighting after hours. Board would like the consultant to comment on best design, #2 illuminate walking path from lot to crosswalk across Barnum Avenue in conjunction with lighting schedule in parking lot & #3 secure the parking lot when closed with gates, BS second, vote 4-0, unan.

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**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: SEQRA & Decision

LZ visited the property site.

LR distributed a draft resolution.

BS moved to declare a Type 1 action pursuant to SEQRA, GA second, vote 4-0, unan.

GA moved to determine that the FEAF part 2 had no moderate or severe impacts, LJ second, vote 4-0, unan.

GA moved to approve the draft resolution as amended with the condition that the applicant plants mixed species to screen the top section of the wall and three different species of trees, LJ second, vote 4-0, unan.

Meeting ended 9:35 PM

Respectively submitted, Cindy Suarez, Secretary Planning/Zoning