

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

**May 9, 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

ABSENT:

Bruce D'Abramo, Trustee/Liasion

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5:00 WORKSESSION

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

- BS moved to adopt the 4/4/19 minutes, LZ 2nd, vote 4-0 unan. (LJ no vote)
- LZ moved to adopt the 4/11/19 minutes, GA 2nd, vote 5-0 unan.

STAFF UPDATES (AL)

NYPF Conference held 4/28/19-4/30/19 was a success, over 370 people attended. AL was sworn in as President of the NYPF.

Planning & Zoning Board members soon to be reappointed.

A cursory discussion with the Village Attorney regarding possible licensing of property owners to use Village property for garbage dumpsters with the ability to revoke the license if not maintained.

AL recommends that the Planning Board create written rules to be adopted and filed with the Village Clerk for the benefit of a better more organized planning process for the applicant and staff with the following suggestions:

- Hard deadlines for applicants to submit documents allowing adequate review time for staff, e.g. 5-10 business days.
- Defined maximum length of public comments at Planning Board meetings/Public Hearings
- Incomplete applications will not be accepted

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- Rules may be printed on back of meeting agendas
- Timed talking opportunities at Public Hearings
- Limit number of applications at Planning Board meetings

AL to look at draft rules from other municipalities.

**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: FEIS review

(B. Sabatino recused)

Present: Eric J. Russo, Esq. c/o Vanbrunt, Juzwiak & Russo, P.C., R. Gitto, Developer, D. Wortman, Environmental Consultant c/o VHB Engineering & P. Capobianco, Property Owner.

The FEIS prepared by VHB Engineering was reviewed and all comments were addressed including the Chairman's comments regarding traffic and noise.

RD requests that the existing and proposed numerical data for noise be translated into a diagram or graph form showing noise attenuation as a function of distance.

PC stated that the historical society has been contacted to consider any historical items of interest prior to demolition.

Neighbors of the subject property will be notified before the pilings are being done.

JS 5/6/19 staff memo discussed.

Items of discussion:

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William Bowman expressed c/o CAC expressed concern about pedestrian safety on Barnum Ave. and on Main St. and expressed an interest in implementing measures to encourage pedestrian safety. A “furnishing zone” on the sidewalk on Main Street addresses the issue by providing a buffer between pedestrians and vehicles which contains landscaping, street furniture, signage, bike racks, etc....

ER commented that the DOT will not permit anything in the right of way. The DOT prefers wire friendly trees, trees that are already planted in the surrounding area trees and root friendly trees so that the sidewalk and curbs are not disturbed. Tony Gitto would like a suggested tree list as a condition of the Planning Board resolution.

RD stated that the trees and sidewalk design will be part of the site plan approval conditions and not part of the FEIS.

The Planning Board will meet on Tuesday 5/21/19 at 5:00PM at the Building/Planning Dept. to accept the FEIS.

**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” to “Restaurant Standard” a conditional use. Planning Board 2/8/18 Public Hearing closed.

Action: Final Approval

Present: Lisa Harris, Business Owner

The draft resolution was reviewed. There have been no changes since the 2018 application.

GA moved to approve the Resolution for the site plan amendment and change of use, LJ 2nd, vote unan. 5-0.

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**11 Stuarts Ct. (LR)
TC&G**

Application: #0586-19
SCTM: Sec.1, Blk.2, Lot 14.3
Zoning: R-A
Property owner: Anne & Alfred Cossari
Applicant: Anne & Alfred Cossari
Contact: Anne & Alfred Cossari
Description: Proposed tree removal & revegetation
Action: Introduce application

Heavily wooded area inside the CEHA boundary area. Project involves more thinning than clearing.

A draft resolution was and the application were reviewed.

LJ moved to approve the application as presented, BS 2nd, vote 3-0, unan. (GA & LZ not present for vote).

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**15 Woodside Ave. (LR)
TC&G**

Application: #0583-19
SCTM: Sec.22, Blk.2, Lot 11
Zoning: RB-2
Property owner: Nuri Zarpli
Applicant: Nuri Zarpli
Contact: Nuri Zarpli
Description: Clearing & grading violation
Action: Introduce application

Applicant is a new homeowner as of 2018. A stop work order was issued for clearing & grading without a permit. The applicant proposes two new dirt berms with plantings and revegetation.

A draft resolution and application were reviewed. The Board recommends providing the applicant with a list of suggested plantings (e.g. Skip Laurel) for evergreen screening in

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addition to the Rhododendron proposed by the applicant.

LZ moved to approve the amended resolution and application, BS 2nd, vote 5-0, unan.

4 Edgewood Ave. (LR)

TC&G

Application: #0587-19

SCTM: Sec.18, Blk.3 Lot 15

Zoning: RB-2

Property owner: Inmer Romero

Applicant: Joel Sierra

Contact: Inmer Romero

Description: Proposed tree removal & revegetation

Action: Introduce application

A draft resolution and application were reviewed

LJ moved to approve the application as presented, BS 2nd, vote unan. 5-0.

Meeting ended 8:00 PM

Respectively submitted, Cindy Suarez, Secretary Planning/Zoning