

**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)

**May 21, 2019  
PLANNING BOARD MINUTES**

**PRESENT:**

L. Johnson  
G. Anderson  
B. Sabatino  
L. Zimmerman  
C. Suarez, Secretary  
J. Sigler, Site Plan Reviewer  
A. LaPointe, Sp. Village Atty. for Building/Planning

**ABSENT:**

R. DiBiase, Chairman  
L. Rickmers, Village Planner  
B. D'Abramo, Trustee/Liaison

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**5:00 WORKSESSION**

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

- G. Anderson appointed Chairman as per R. DiBiase 5/13/19 letter
- LZ moved to adopt the 5/9/19 draft minutes as amended, BS 2<sup>nd</sup>, vote 4-0 unan.

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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

**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:** Adopt FEIS

(5:25PM B. Sabatino recused and left the meeting)

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

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D. Wortman spoke to discuss the latest version of the revised FEIS. The amended language to discuss the primary noise impacts was addressed and summarized. He requests that the Board members reconsider the need for a graphic as R. DiBiase asked for. To avoid confusion he expressed a simpler language in the FEIS would be better than a graph. If there are any questions later they can always be addressed.

The Board members agree that the VHB response adequately addresses the noise impact in accordance with SEQRA.

LZ moved to accept the FEIS as revised, LJ second, vote 3-0, unan.

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*Meeting ended 6:30 PM  
Respectively submitted, Cindy Suarez, Secretary Planning/Zoning*