

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

**June 6, 2019
PLANNING BOARD MINUTES**

PRESENT:

R. DiBiase, Chairman
L. Johnson
G. Anderson
B. Sabatino
L. Zimmerman
J. Castellano, alternate member
B. D'Abramo, Trustee/Liaison
C. Suarez, Secretary
J. Sigler, Site Plan Reviewer
L. Rickmers, Village Planner

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The Board convened 4:30 PM at the Building/Planning dept. 88 North Co. Rd.,
Port Jefferson, NY 11777.

- LZ moved to adopt the 5/21/19 draft minutes as amended, LJ 2nd, vote 3-0 unan.
- Next PB meeting is 6/13/19 5:00PM at the Building/Planning Dept.

TRUSTEE REPORT

The BOT has appointed Joseph Castellano as an alternate Planning Board member.

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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: Review SEQRA findings statement & cost estimate for on and off site improvements.

(4:45PM B. Sabatino recused and left the meeting)

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Present: D. Wortman, Environmental Consultant c/o VHB Engineering.

The SEQRA findings statement was reviewed.

LZ moved to accept the SEQRA Findings Statement, LJ second, vote 4-0, unan.

The site bond estimate for on and offsite improvements submitted by the applicant on 6/6/19 was reviewed. The Planning Board will request a breakdown of the itemized estimates indicating quantities and unit prices.

BRIEF STAFF UPDATES

**PJ Free Library (LR)
Site Plan Amendment**

Application: # 0458-15
Location: 100, 110 & 112 Thompson St.
SCTM: Section 12, Block 4, Lots 9, 10 & 11
Zoning: R-B 3 Residential District
Property Owner: Port Jefferson Free Library
Applicant: Port Jefferson Free Library
Contact: Farrell Fritz, P.C. c/o John C. Stellakis, Esq.
Description: Site Plan Amendment
Action: Staff update

LR spoke with the Library's representative on 6/6/19 regarding the current proposed site plan and whether the applicant is in request of a referral letter from the Planning Board to the ZBA for the buffer. The applicant is not ready at this time.

**26 Texaco Ave. (LR)
Site Plan Amendment**

Application: #0570-18
Location: C&C Collision
SCTM: Sec.21, Blk.4, Lot 10
Zoning: C-2 Commercial
Property Owner: Charles Dassaro
Applicant: Charles Dassaro
Contact: Charles Dassaro

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Description: Proposed addition for parts storage room
Action:

The last submittal from the applicant was in March 2019 and the content was minimal and incomplete.

The Planning Board requests the following:

Clarification of parking calculations, location of leaching pools and drainage calculations, provisions of a dumpster enclosure appropriate for its sensitive location (faces residential development), and the parking lot is to be screened with evergreen plantings.

LR to forward the Planning Board's comments to the applicant.

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Meeting ended 5:45 PM
Respectively submitted, Cindy Suarez, Secretary Planning/Zoning