

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

**June 13, 2019
PLANNING BOARD MINUTES**

PRESENT:

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

ABSENT:

L. Zimmerman

.....

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

- LJ moved to adopt the 6/6/19 draft minutes as amended, GA 2nd, vote 4-0 unan.
 - Next PB meeting is 7/11/19 5:00PM work session 6:30 public hearing (s) at Village Hall, 121 W. Broadway
-

**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 Dev. Plan and Conditional Use Permit for proposed mixed use building.

Action: Approve draft resolution and bond estimate

.....

Present: Present: Eric J. Russo, Esq. c/o Vanbrunt, Juzwiak & Russo, P.C., Tony & Rob Gitto, Developers, Eric Nicosia, Architect, Peter Capobianco, property owner.

B. Sabatino recused from this application.

JS distributed the draft resolution and the Site Construction Cost Estimate.

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

Amendments to Site Construction Cost Estimate will include the following:

- Bike rack (photo shown)
- Six ft. bench with divider bar (photo shown)
- Trees along Main Street Three Horn beam trees "Little Leaved Linden (Tilia Cordata) at an estimated cost of \$690.00. (Photos shown)

All of the above items to be determined by the DOT if they are allowed.

Amendments to Resolution will include the following:

- #1 SWPP to be part of the site plan.
- #2 PSNG and SCWA to be removed.

GA moved to approve the amended bond amount of \$475,000.00, LJ second, vote 3-0 unan.

LJ moved to approve the amended resolution, GA second, vote 3-0, unan.

217 Main St. (JS)
Site Plan Amendment/Conditional use

Application: # 0580-19

Location: Z Pita

SCTM: Sec.12, Blk.3, Lot 4

Zoning: C-1 Central Commercial District

Applicant: Joseph Zangrillo, property owner

Property Owner: 104 Inc. c/o Joseph Zangrillo

Contact: Amy Devito, c/o Woodhull Expediting, Inc.

Description: Site Plan amendment & Conditional use

Action: Staff update, Planning Board comments

Present: Mike Morbillo, Architect

JS distributed a staff report.

Prior to the present use the building was used as a firehouse.

Current Certificate of Occupancy is for retail food where property operates as a restaurant.

Covenant & Restriction 10/23/98 document reads "shall not obtain liquor license".

Applicant will need a ZBA variance to request a replacement C&R to file with the County

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

Clerk's office and the Village Clerk's office.

There is no external grease trap on the property. There are internal grease traps under the stairs.

MB states he can obtain an S-9 form from the SCHD.

JS recommends that the applicant may want to consider a storage unit for mops, brooms, and miscellaneous cleaning supplies that are out in the open and a bike rack.

There are 69 seats shown on the current site plan. Applicant to modify plan or remove seats to solve egress issues.

A Conditional Use in the C-1 district requires a Public Hearing. If the applicant submits documents next week the application will be placed on the 7/11/19 Public Hearing calendar.

.....
**606 Main St. (JS)
Site Plan Amendment**

Application: # 0582-19

Location: West side of Main St. @ intersection of Myrtle Ave. & Main St. (north side of USA Gas)

SCTM: Sec.16, Blk.8, Lot 16

Zoning: R-O District

Applicant: Barbara Seeley

Property Owner: Barbara Seeley

Contact: Kenneth Van Helden c/o Hawkins Webb Jaeger Architects

Description: Construction of ADA handicap wood ramp with associated grading and drainage.

Action: Consider letter to extend Planning Board approval for application #429-14.
Review and approve draft resolution.

Present: Kenneth Van Helden c/o Hawkins Webb Jaeger Architects

JS distributed a draft resolution.

Handicap ramp proposed next to dentist office. Ramp will be obscured by fence and existing tree to remain.

6/4/19 ZBA variance for setback relief was filed.

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

Mixed Use approval for proposed ground floor office and second floor apartment requests a 12 month extension.

BS moved to approval the resolution as presented, GA 2nd, vote 4-0, unan.

LJ moved to grant the 12 month extension request, GA 2nd, vote 4-0, unan.

GA moved to declare a Type II action/ neg dec pursuant to SEQRA, BS 2nd, vote 4-0, unan.

GA moved to approve the revised bond amount, BS 2nd, vote 4-0, unan.

.....
Meeting ended 7:00 PM

Respectively submitted, Cindy Suarez, Secretary Planning/Zoning