

**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)

**July 11, 2019**

**PLANNING BOARD MINUTES**

**PRESENT:**

R. DiBiase, Chairman  
L. Johnson  
L. Zimmerman  
G. Anderson  
J. Castellano, alternate member  
C. Suarez, Secretary  
J. Sigler, Site Plan Reviewer  
L. Rickmers, Village Planner  
A. LaPointe, Sp. Village Atty. Planning/Zoning

**ABSENT:**

B. Sabatino  
B. D'Abramo, Trustee/Liaison

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

- LJ moved to adopt the 6/13/19 draft minutes as amended, GA 2<sup>nd</sup>, vote 3-0 unan.
- Next PB meeting is 9/12/19 5:00PM work session 6:30 public hearing (s) at Village Hall, 121 W. Broadway

**RD UPDATES:**

The DOT Regional Director, Joe Brown met with the Mayor, R. DiBiase and A. LaPointe today.

Items of discussion were:

- Barnum Ave/Liberty Ave. realignment and traffic signal construction schedule
- VOPJ pursuing grants to finance signal pre-emption equipment at all signals.
- Proposed sidewalk to be installed on W. Broadway from the top to the bottom of the hill on the north side and closing Bayview Terrace entrance.
- Uptown comprehensive plan status of developers and traffic mitigations
- Turn lanes at Sheep Pasture Rd. & Main St. installed.
- Ferry roundabout remains an active proposal. Port Jefferson Ferry projects are currently frozen as the company focuses on a Bridgeport, CT relocation. A proposed casino location in Bridgeport raises concerns regarding its impact on traffic/parking in Port Jefferson. Port Jefferson should be included as involved agency.

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**AL UPDATES:**

AL and the Mayor attended a “Smart Streets’ meeting for upgrading Village lighting to LED lighting.

The operating dashboard would be installed at Village DPW building. The system is also capable of dimming, detecting road temperatures, mud warnings, Wi-Fi boosters, parking lot applications, noise meters, cameras, tree downs, and park lights. There is a seven year finance pay package through savings if the Village wishes to consider adding any of the additional applications.

Ray DiBiase will forward report that raised health concerns with certain LED spectra.

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**STAFF UPDATES**

**407 East Main St. (JS)  
Site Plan Amendment**

**Application:** #0503-16

**Location:** Post office

**SCTM:** Sec.12, Blk.10, Lot 3.3

**Zoning:** C-1 Central Commercial

**Applicant:** Colatasti Family L.P.

**Property Owner:** Colatasti Family L.P.

**Contact:** John J. Coughlin Ré, Nielsen, Huber & Coughlin, LLP

**Description:** Applicant requests site plan amendment for existing alterations & parking waiver.

**Action:** Decision & Approval of bond amount

Present: J. Coughlin & Mr. Colatasti

The First Presbyterian Church of Port Jefferson submitted a letter of consent to the conditions contained in the site plan amendment dated July 1, 2019.

JS distributed the amended resolution for the Board’s consideration.

LZ moved to approve the amended resolution and the church’s letter, LJ second, vote 4-0, unan.

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Applicant to obtain a road opening permit from VOPJ DPW for improvements along East Main Street.

Applicant shall submit a payment in lieu of parking (PILOP) fee for one parking space in the amount determined by the Board of Trustees.

Applicant shall submit a bond for on-site improvements in a form acceptable to the Village Attorney.

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**201 W. Broadway (JS)  
Site Plan for multi-family apartment complex**

**Application:** #410-13

**Location:** Port Jefferson Residences Shipyard Building

**SCTM:** Sec.12, Blk.6, Lot 4.1

**Zoning:** C-1 Central Commercial

**Property Owner:** TRITEC Real Estate Company, Inc.

**Contact:** Robert Kent

**Description:** Planning Board Resolution April 16, 2015 Condition of approval #14 (a) "All plantings must be guaranteed for 3 years, therefore if plantings die or become diseased within this 3 year period they shall be replaced in kind and in the same approximate location".

**Action:** Notify property owner of five (5) dead trees along West Broadway.

The Board members approved Staff's draft letter on behalf of the Planning Board to the property owner requesting replacement of five dead trees along West Broadway.

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**NEW APPLICATION**

**1 Longacre Ct. (JS)  
Tree Clearing & Grading**

**Application:** #0589-19

**Location:** c/o Longacre & West Broadway

**SCTM:** Sec.11, Blk.1, Lot 23.1

**Zoning:** R-B2 Residential

**Applicant:** Diego Rivas

**Property Owner:** Diego Rivas

**Contact:** Vincent Trimarco, Esq.

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**Description:** Violation issued 4/25/19 for clearing without Planning Board approval.  
Requesting six additional trees to be removed.

**Action:** Review application

LR introduced application.

JS inspected removal of 33 trees following a neighbor's complaint.

OTR issued on 4/25/19.

Applicant requests an additional six trees to be removed with an addition of a row of arborvitae trees along the fence.

The Planning Board agrees as per staff's memo that additional vegetation is necessary due to the amount of clearing.

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**6:30PM PUBLIC HEARING**

**217 Main St.**

**Site Plan and Conditional Use**

**Application:** # 053-19

**Location:** Z Pita Restaurant

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

**Zoning:** C-1 Central Commercial District

**Applicant:** Joseph Zangrillo

**Property Owner:** 104 Inc. c/o Joseph Zangrillo

**Contact:** Woodhull Expediting, Inc. c/o Amy DeVito

**Description:** Proposed Change of Use from "Retail Food" to "Restaurant Standard," a Conditional Use in the Central Commercial C-1 District.

**Action:** Public Hearing

Present: Woodhull Expediting, Inc. c/o Amy DeVito & Architect, Michael Morbillo

JS staff report distributed to staff and applicant for review and comments.

AD presented application. MM presented site plan.

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**Items of discussion:**

A new Covenant & Restrictions document (to no longer be stopped from obtaining a liquor license) to be drafted by the applicant's Attorney to VOPJ Attorney for approval and filed with Suffolk County Clerk's office.

Basement storage being utilized for restaurant use (ice maker & dry storage) and should be included in Restaurant use to accurately calculate the number of grandfathered parking spaces.

There is no prior site plan approval for restaurant use and no permit for kitchen renovations.

Grease trap inspection passed, current 2019 S-9 permit provided.

Wait staff/prep area typically considered part of kitchen. A clear second egress path is required for a number of occupants in restaurant. Exit may be reconfigured. Staff/applicant to consult with Fire Marshal.

Illegal signs to be brought to code.

Survey and Site Plans to indicate ownership on the north and south side (VOPJ owns property at rear).

The rear of the building needs to be cleaned up. Possibly obtain easement from VOPJ to erect a storage shed.

Applicant to clarify storage room on north side of lower level hallway use.

Parking space #400 to be indicated on site plan and survey with striping and wheel stop.

No public attended the hearing. No public comments were heard.

SEQRA: there is no intensification or expansion of the site. Action was considered "Unlisted".

GA moved to declare the Planning Board as Lead Agency, LZ second, vote 4-0, unan.

LJ moved to adopt a negative declaration of significance, GA second, vote 4-0, unan.

LZ moved to adjourn the Public Hearing to 9/12/19, GA second, vote 4-0, unan.

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Public Hearing closed 7:15PM.

*(Certified Transcript)*

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*Meeting ended 7:30 PM*

*Respectively submitted, Cindy Suarez, Secretary Planning/Zoning*