

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

September 12, 2019

PLANNING BOARD MINUTES

PRESENT:

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

ABSENT:

L. Zimmerman
J. Castellano, Alternate member
B. D'Abramo, Trustee/Liaison

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

- LJ moved to adopt the 7/11/19 draft minutes as amended, GA 2nd, vote 3-0 unan.(BS no vote)
 - Lew Johnson to resign as a Board member after tonight's meeting
 - AL recommends the Planning Board draft "Planning Board Rules" to be adopted at the next meeting. "Rules" be filed with the Village Clerk, posted on the website and distributed as an attachment to Planning Board application packets.
 - AL discussed a potential 10:00PM curfew for Planning Board meetings.
 - Tree clearing & grading applications requested to go to the Board of Trustees for approval to be responsibility of Planning staff unless PB input needed.
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STAFF UPDATES

PJ Free Library (LR) Site Plan Amendment AND Conditional Use

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

The library representatives submitted revised materials and fenestration on 8/8/19 to address Planning Board and ARC comments, and reduced the square footage of the addition to eliminate the need for a parking variance.
LR distributed 9/12/19 staff memo highlighting the changes made in the revised plans.

The revised plans were reviewed by the Board. Comments and concerns will be forwarded by staff to the libraries representative.

SEQRA was discussed. The application will be considered a TYPE I action with Scoping to be done.

The application will be placed on the Planning Board's next agenda for discussion with the applicant present.

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**1 Longacre Ct. (LR)
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.

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

Action: Staff update

LR distributed a staff memo and Draft resolution to the Board.

The property owner removed 33 unregulated trees without a permit and was issued an OTR on 4/25/19.

The applicant submitted a TC&G application on 6/13/19 proposing to remove an additional 6 trees and 300 yards of soil.

The applicant submitted an updated revegetation plan on 7/30/19 to include 50 trees and several flowers.

GA moved to approve the draft resolution, BS second, vote 4-0, unan.

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**107 Birch Drive (LR)
Tree Clearing & Grading**

Application: #0591-19

Location:

SCTM: Sec.14, Blk.1, Lot 25

Zoning: R-B2 Residential

Applicant: Deniz Ozgur

Property Owner: Deniz Ozgur

Contact: Deniz Ozgur

Description: Proposed removal of 9 trees

Action: Introduce application – possible vote

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LR distributed staff memo and Draft resolution to the Board.

Applicant submitted a TC&G application with color photographs on 7/19/19. Applicant proposes the removal of nine mature trees (some unhealthy & leaning) and clearing of 960 sq. ft. of understory to be replaced with new grass.

The Board requested that guidance be added to resolution regarding submission of a future plan for 40% clearing.

LJ moved to approve the application as amended, BS second, 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 Dev. Plan and Conditional Use Permit for proposed mixed use building.

Action: Chairman to sign final approved plans

Present: Eric Russo, Esq. representative for the applicant.

Since the Planning Board granted conditional final approval on June 13, 2019, conditions #1, 2 & 5 of the resolution have been satisfied. The last two remaining Resolution conditions to be met are; #3 and #4 Recreation fee and PILOP fee to be paid.

The demolition and work permit applications have been filed with the building department. GA moved to grant final approval, LJ second, vote 3-0 (LZ absent, BS recused).

The Chairman signed the approved plans.

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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 7/11/19 adjourned to 9/12/19

Present: Woodhull Expediting, Inc. c/o Amy DeVito

The 9/12/19 staff memo was summarized.

JS stated that she spoke with New York State Code Enforcement Officer Rick Smith who confirmed that the corridor swinging gates are not a compliant solution, the corridor needs to be a protected egress corridor.

A building code analysis is to be done as a requirement for site plan and Fire Marshal.

The bathrooms are not ADA code compliant and need to be corrected.

The new drawings do not distinguish between existing and proposed (needs clarity). Items to be removed need to be shown on the plans. Drawings also need to show the proposed bike rack.

An updated survey showing the current property owners is needed.

The applicant will not provide an outdoor storage shed for items currently stored at the rear (mops, mats, brook, etc.) Rather, the applicant will locate interior space for maintenance equipment. The Planning Board concurred.

The number of grandfathered parking spaces needs to be corrected on the plan.

Staff requests revised plans and future submissions be submitted at least 10 business days prior to a meeting.

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There was no public audience to comment.

LJ moved to adjourn the Public Hearing to 10/10/19, GA second, vote 4-0, unan.

(Certified Transcript)

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Meeting ended 7:30 PM

Respectively submitted, Cindy Suarez, Secretary Planning/Zoning