

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

November 14, 2019

PLANNING BOARD MINUTES

PRESENT:

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

ABSENT:

G. Anderson
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.

- LaPointe gave a Building/Planning Department update.
 - LZ moved to approve the 10/10/19 draft minutes, BS second, 3-0 unan.
 - LZ moved to approve the 2020 Board meeting calendar, BS second, vote 3-0 unan.
 - BS moved to allow the Planning Board to delegate tree clearing and grading applications to planning staff and make approval or denial an administrative action unless the Planning Board input is requested as per the BOT 11/4/19 draft Board meeting minutes, second by LZ, vote 3-0, unan.
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WORK SESSION

**410 Thompson St. (JS)
Conditional Use Permit Renewal**

Application: # 368-11

Location: 410 Thompson St.

SCTM: Sec.9, Blk. 6, Lot 32

Zoning: R-B2 Single Family Residence

Applicant: Elisa P. Gerontianos, Esq. for Michael Watts

Property Owner: Michael Watts

Contact: Elisa P. Gerontianos, Esq.

Description: Applicant requests renewal of Conditional Use Permit for a professional recording studio.

Action: Consider renewal

The Board discussed the request for renewal permit and concluded that in light of staff's knowledge of several complaints from residents, that a Public Hearing to consider public comments is required.

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PRESUBMISSION APPLICATION

**116 West Broadway (LR)
Site Plan Amendment**

Location: Vacant Water Authority Bldg.

SCTM: Sec.12, Blk.1, Lot 3

Zoning: M-W

Applicant: Port Jefferson Ferry

Property Owner: 116 West Broadway Corp.

Contact: Erik Bjorneby, RA

Description: Proposed 2-story office building.

Action: Review preliminary plans

Present: Erik Bjorneby, RA & Fred Hall, President of PJ Ferry

Presentation was given by the applicant referring to Phase I proposed site plan dated 11/11/19.

The proposed building will be for Ferry administration use only, moving the offices from the current ticket sales building to the proposed new building.

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There will be no public services, tickets sales or waiting room in the new building.

The foundation of the existing building will not support a second story. The applicant seeks to demolish the existing structure as soon as possible and will submit a demolition permit application.

The proposed building will be elevated above the flood zone with both floors combined total footprint will be 4500 sq. ft. A maximum height of 30 ft. from grade at the lowest elevation along the site to the highest point of the structure is permitted in the MW-2 district. The 11/11/19 site plan shows a 37 ft. height, a ZBA area variance will be required.

LZ expressed concern regarding the West Broadway façade's lack of aesthetic presence.

JS: Suggested enlivening and softening the facade with landscaping design; (e.g. vertical plantings on a trellis and/or foundation plantings.) as well as consideration of porous drainage.

The applicant was informed that the DOT encourages shared ingress to decrease curb cuts along state roads, the applicant may discuss sharing with the TOB.

LR: Handicap ramp configuration switch back is there enough space? There are no boundaries of existing building dimensions because it will be demolished.

LR questioned the access to the switch back handicap ramp. She also reminded the applicant that as the building will be demolished, the proposed plan is not required to use the existing footprint.

Phasing was discussed (Phase I being the current application; Phase II to be demolition and rebuilding of the dock ferry building.

Applicant will begin process of applying for a height variance and will verify the parking calculation on the east side of the site (the existing parking stalls and proposed parking stalls) in the event PILOP/parking variance may be required.

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Two of the three ferry boats will have crew quarters; crew will be working a 3 days on 3 days off schedule.

Revised site plan will be submitted by January 9, 2020.

**TOB Planning Board Referral (LR)
Site Plan & Special Permit Application**

TOB Log No.: #19SP0046

Location: N/W/C Sheep Pasture Road and Dark Hollow Rod, Port Jefferson

SCTM#: District 0200 Sec.13600, Blk. 0100, Lot 001001

Zoning: L1 Industrial

Request: Site Plan and special permit application for demolition of existing structures and construction of mini-storage facility with accessory solar panels and accessory outdoor overnight parking of registered vehicles and associated improvements.

Planning Board comments to be forwarded to the TOB:

- More evergreen screening along the rear and road sides of property to screen the proposed use from the residential neighborhood
- Drainage to be contained on site
- Traffic concerns on Dark Hollow Rd.

6:30PM PUBLIC HEARING

217 Main St. (JS)

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

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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, 10/10/19 & 11/7/19. 11/7/19 postponed to 11/14/19.

6:30PM Public Hearing opened.
Call of the calendar was heard.

RD noted that there was no one present from the public.

In response to the Fire Marshal's 11/14/19 letter concerning this application, the applicant has requested in a letter dated 11/14/19 that the Public Hearing scheduled for this evening be postponed until the next scheduled meeting on 9 January 2020.

LZ moved to postpone the Public Hearing to January 9, 2020 at the applicant's request, BS second, vote 3-0, unan.

6:45PM LZ moved to close the public hearing portion of the meeting, BS second, vote 3-0, unan.

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Meeting ended 7:30 PM

Respectively submitted, Cindy Suarez, Secretary Planning/Zoning