

**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)

**January 9, 2020**

**PLANNING BOARD MINUTES**

**PRESENT:**

R. DiBiase, Chairman  
L. Zimmerman  
G. Anderson  
B. Sabatino  
T. Vulpis  
C. Suarez, Secretary  
J. Sigler, Site Plan Reviewer  
L. Rickmers, Village Planner

**ABSENT:**

A. LaPointe, Sp. Village Atty. Planning/Zoning  
B. D'Abramo, Trustee/ Liaison  
J. Castellano, alternate member

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

- Welcome Tom Vulpis as returning Planning Board member
- LZ moved to approve the 11/14/19 draft minutes, BS second, 3-0 unan.

**WORK SESSION**

GA moved to amend resolution dated June 14, 2018 for 201 W. Broadway and 303 Barnum Avenue (Port Jefferson Joe Erland Parking Lot) eliminating the requirement that the plat be filed by the applicant in the office of the County Clerk, BS second, vote 5-0, unan.

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**Pine Hill Road (JS)  
Major Subdivision**

**Application:** # 125-07

**Location:** North side of Pine Hill Road

**SCTM:** Sec.18, Blk.1, Lots 11.1, 11.2, 11.3, 11.4, 11.5 & 11.6

**Zoning:** R-B2

**Applicant:** Gerasimos Inc. c/o Steve Spiliotis

**Property Owner:** Gerasimos Inc

**Contact:** Steve Spiliotis

**Description:** Six Lot major subdivision originally approved in 2010 and filed with the County and amended in 2012.

**Action:** Staff update

Property owner met with Jen Sigler to review the next step in the process to move forward with the approved subdivision.

Items discussed:

- Decide which adjoining/adjacent property owners may get bonded \$10,000.00 to be protected in the event of damage during construction
- SWPPP to be submitted and reviewed by consultant at the applicant's expense
- Landscape plan; street trees; flag existing trees to remain
- Public utility letters of assurance
- Prior to construction engineered drawings of proposed retaining walls to be submitted
- Staging area during construction, where will equipment be set up
- Bond expired after three years – to be resubmitted and reviewed by the Planning Board

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

**Location:** Vacant Water Authority Bldg.

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

**Zoning:** M-W2

**Applicant:** West Ferry Office LLC

**Property Owner:** West Ferry Office LLC

**Contact:** Erik Bjorneby c/o EAB Architectural Designs

**Description:** Proposed 2-story office building.

**Action:** Staff update

12/23/19 received application for proposed two story ferry office building.

Handicap lift added instead of a ramp to access building from grade.

Evaluate parking requirements and occupancy for ferry office. Planning Board had previously requested existing employee numbers and parking.

Applicant to go to the ZBA for a height variance.

Planning Board would prefer to break up the flat, planar aspect of the façade and create depth, (possibly through recessed entries, and other elements to break plane of horizontal façade).

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**6:30PM PUBLIC HEARING(S)**

**217 Main St. (JS)  
Site Plan and Conditional Use**

**Application:** # 053-19

**Location:** Z Pita Restaurant

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

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**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, 10/10/19 & 11/7/19. 11/7/19 postponed to 11/14/19 and 1/9/20.

Applicant's representative Amy Devito c/o Woodhull Expediting submitted a letter on January 8, 2020 requesting an adjournment of the January 9, 2020 Public hearing to February 6, 2020.

GA moved to accept the applicant's letter to adjourn the public hearing to February 6, 2020, second by LZ, vote 5-0, unan.

(Certified Transcript)

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**410 Thompson St. (LR)**

**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:** Public Hearing

Request for renewal of Conditional Use Permit granted on November 10, 2011. (Renewed on November 7, 2013 and on November 10, 2015).

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Ray DiBiase recused from this application as he is a neighbor and had recused himself from past hearings/renewal requests.

BS moved to appoint GA as acting Chairman for this application, LZ second, vote 4-0, unan.

Present: Elisa P. Gerontianos, Esq. & Michael Watts, Property Owner

EG presented the request for renewal of Conditional Use Permit granted on November 10, 2011.

MW spoke to explain the hours and details of the operation of the business.

Exhibit A: Letters of support from neighbors that could not be present were read into the record.

Public comment heard from neighbor John Koehnlein (lives across the street).

BS moved to close the public hearing, second by TV, vote 4-0, unan.

(Certified Transcript)

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**POST WORKSESSION**

**410 Thompson St.**

Lisa R., Village Planner and Board members BS & TV will conduct a site visit to better understand the layout of the property and consider the concerns of neighbor(s) on Monday January 13, 2020 at 12:30PM.

*Meeting ended 7:30 PM*

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