

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

**February 6, 2020
PLANNING BOARD MINUTES**

PRESENT:

R. DiBiase, Chairman
L. Zimmerman
G. Anderson
B. Sabatino
T. Vulpis
J. Castellano, alternate member
C. Suarez, Secretary
L. Rickmers, Village Planner
A. LaPointe, Sp. Village Atty. Planning/Zoning
B. D'Abramo, Trustee/ Liaison

ABSENT:

J. Sigler, Site Plan Reviewer

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

- LZ moved to approve the 1/9/20 draft minutes, BS second, 5-0 unan.
 - NYPF Conference April 19-April 21, 2020- Registration forms distributed
 - Trustee D'Abramo gave a BOT update
 - Review of Seasonal Outdoor Dining Permit applications will now be done by the Planning Dept.
 - A. LaPointe gave a staff update
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NEW APPLICATION(S)

**138 Main St. (LR)
Site Plan Amendment**

Application: #0604-20

Location: Fork and Fiddle

SCTM: Sec.12, Blk.7, Lot 39.3

Zoning: C-1 Commercial

Applicant: Lisa Harris

Property Owner: 138 Main Street Inc.

Contact: Woodhull Expediting Inc. c/o Amy Devito

Description: Proposed 21 ft. ten seat bar to existing restaurant.

Action: Introduce new application

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Present: Lisa Harris, Business owner

The Planning Board reviewed the site plan of the existing and the proposed plan to add the 21 ft. bar.

Items of discussion:

The following corrections are to be made on the site plan:

1. Occupancy load requirements to be verified with the Fire Marshals.
2. Site plan shows the dumpster located in the alleyway which needs to be removed from the site plan because it is not there. The applicant stated that she shares the dumpster with the PIE and C'est Cheese restaurants. The Planning Board requests that information on the actual dumpster location be provided with the site plan, along with documentation detailing the agreement for shared use.
3. Egress shows one provided and one required where it should be two provided and two required.
4. Site Plan corrections to be made:
 - Maximum permitted building height shown as 40 ft. where it should be 35 ft., which is the maximum height permitted in the C-1 district.
 - The signature stamp reads "2019 where it should be "2020".
 - PILOP may be used for the additional one parking space per two linear feet of outer bar perimeter. The proposed site plan requires that the applicant PILOP 12 spaces.
 - County sanitary comments are needed.

DECISION CALENDAR

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

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Property Owner: Michael Watts

Contact: Elisa P. Gerontianos, Esq.

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

Action: Decision

(R. DiBiase recused from this application, as he is a nearby neighbor)

Request for renewal of Conditional Use Permit granted on November 10, 2011.
(Renewed on November 7, 2013 and on November 10, 2015). Public hearing opened and closed 1/9/20.

A site visit was conducted by B. Sabatino, T. Vulpis & L. Rickmers. The property owner, Michael Watts, and his representative, Elisa Gerontianos were present during the site visit.

The Planning Board deliberated the conditions of the Conditional Use Permit renewal.

BS moved to approve the draft resolution as amended with the following conditions:

- No more than five cars at a time may be parked at the site for the studio use.
- Skip laurel recommended on the eastern portion of the driveway for additional screening
- Revise the permit term from four year renewal to a two year renewal

TV second, vote 4-0, unan.

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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

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

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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, 11/14/19 and 1/9/20. At the applicant's request adjourned from 1/9/20 to 2/6/20.

2/3/20 Applicant submitted a letter to request adjournment to 3/12/20.

BS moved to accept the applicant's request to adjourn the public hearing from February 6, 2020 to March 12, 2020, GA second, vote 5-0, unan.

Meeting ended 6:45 PM

Respectively submitted, Cindy Suarez, Secretary Planning/Zoning