

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

**March 12, 2020
PLANNING BOARD MINUTES**

PRESENT:

R. DiBiase, Chairman
L. Zimmerman
G. Anderson
B. Sabatino
T. Vulpis
C. Suarez, Secretary
L. Rickmers, Village Planner
J. Sigler, Site Plan Reviewer
B. D'Abramo, Trustee/ Liaison

ABSENT:

A. LaPointe, Sp. Village Atty. Planning/Zoning
J. Castellano, alternate member

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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 2/6/20 draft minutes, BS second, 5-0 unan.
 - Trustee D'Abramo gave a BOT update
 - New Village Prosecutor Richard Harris started 3/9/20
 - Parking hours on Main & E. Main increased from 30 minutes to 60 minutes
 - BOT approved a resolution where the Board may adjust PILOP amount whenever there is no increase of square footage or occupancy in a building
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APPLICATION(S)

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

Application: #0603-20

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

(ZBA Public Hearing for height variance closed 2/27/20)

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Present: Erik Bjorneby c/o EAB Architectural Designs

ZBA decision on height variance forthcoming.

EB discussed the amended proposed site plan renderings.

Items of discussion:

- The landing at the top of the handicap ramp needs to be ADA compliant
- Street side façade needs more enhancement, i.e. Juliet balcony, window boxes, paneling
- Landscape plan to be shown on site plan
- Easement shown on survey needs to be researched for language
- Parking requirements-RD requests a detailed parking assessment by phase for entire ferry site
- Occupancy concern, 28 seats shown on the proposed site plan exceeds peak, but only 17 parking spots

**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 ten seat bar to existing restaurant.

Action: Staff update

Present: Woodhull Expediting Inc. c/o Amy Devito

Draft resolution was reviewed.

Amend draft resolution to update #4 proposed plan to reflect 48 seats & to include new PILOP fees.

GA moved to approve the draft resolution as amended, BS second, vote 5-0, 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 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, 1/9/20, 2/6/20 & 3/12/20.

Present: Woodhull Expediting Inc. c/o A. Devito & M. Morbillo, Architect

The draft resolution presented by staff to be amended to include drawings and revision dates.

There are several building and fire code compliance issues that will be addressed upon building permit application review by the Building Inspector and the Fire Marshal.

There was no public audience to comment.

GA moved to approve the draft resolution as amended, TV second, vote unan. 5-0.

BS moved to close the public hearing, GA second, vote 5-0, unan.

(Certified Transcript)

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Meeting ended 7:15 PM

Respectively submitted, Cindy Suarez, Secretary Planning/Zoning