

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

NOVEMBER 5, 2020

PLANNING BOARD MINUTES

PRESENT:

R. DiBiase, Chairman
L. Zimmerman
G. Anderson
B. Sabatino
T. Vulpis
A. LaPointe, Special Village Atty. to Building/Planning
C. Suarez, Secretary to the Planning/Zoning Boards
J. Sigler, Site Plan Reviewer
R. Kassay, Trustee/ Liaison

ABSENT:

J. Castellano, alternate member

The Planning Board met virtual via ZOOM www.portjeff.com/virtualmeetings

5:00PM GENERAL BUSINESS (TV absent for general business portion of the meeting)

- LZ moved to approve the 10/8/20 draft PB minutes, BS second, vote unan.4 -0
- BS moved to approve the 10/27/20 draft PB minutes, LZ second, vote 3-0 (RD recused)
- The Board unanimously agreed to add a 12/3/20 Planning Board meeting/public hearing
- Trustee Kassay presented Trustee report
- Tom V. joined the meeting at 5:30PM

APPLICATION UPDATES

**1615 Main St. (JS)
Site Plan Development**

Application: #0540-18

Location: Southeastern most lot of Village- North side of LIRR Station and Parking Lot

SCTM: Sec.21, Blk.6, Lots 7, 9.2, 9.3 & 15

Zoning: C-2 Central Commercial District

Applicant: Port Jefferson Crossing c/o Conifer Real Estate Developers

Property Owner: Port Jefferson Crossing c/o Conifer Real Estate Developers

Contact: Robert Loud, Project Coordinator c/o Conifer Real Estate Developers

Description: Proposed three-story mixed-use building on four contiguous lots on the southeastern-most side of Main Street adjacent to the LIRR station/parking lot.

Action: Final approval

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(RD recused – GA, Acting Chairman))

The 9/17/20 Conditional Final Approval Resolution has been amended on November 5, 2020 to reflect that the following conditions have been met:

1. Performance bond received
2. PILOP fee for 11 retail and 1 residential parking space received
3. Parkland fee set by the BOT on 11/2/20
4. Revisions to the plans completed

BS moved to approve the amended resolution, LZ second, vote 4-0, unan.

Final plans to be signed by the Acting Chairman and the Secretary.

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

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 two story accessory ferry office building and site improvements. ZBA approved height variance on September 24, 2020.

Action: Staff update

Present: Erik Bjorneby c/o EAB Architectural Designs

EB updated the Planning Board on the proposed plans for the property site. The new building proposes re-locating the second -floor existing offices in the existing ferry building. There will be approximately 29 desks proposed between the two floors, not to be used at the same time. A top occupancy of 20 people was stated.

There is a proposed separate entrance for handicap lift that will lift to 4 ft. inside to meet FEMA regulations.

AL stated that under SEQRA law the Planning Board has an obligation to look at all phases of the project. However different parcels are involved. During phase II there will be a need to “look back” on phase I impacts.

There is no proposed waiting area or ticket booth. The old ferry building will be part of a phase II project approximately 3-5 years down the road.

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EB will get more information on the Brookhaven parking easement indicated on the survey. Discussions with the Town on “cross access” to the east were not going well.

AL recommended a title search on the adjacent property.

New color renderings submitted on 11/4/20 show proposed solar panels on roof and eyebrow vents in the attic. The Board recommends actual color and material samples to be forwarded with the color renderings to the ARC for comments.

The Board requests landscape plan and ARC comments before the 12/3/20 meeting.

6:00PM PUBLIC HEARING

216B Main St (LR)

Change of Use/Conditional Use Permit

Application: #0609-20

Location: (former C'est Cheese)

SCTM: Sec.12, Blk.7, Lot 35

Zoning: C-1 Commercial

Applicant: Richard Orlandi c/o Natural Hounds LLC

Property Owner: 210-302 Parillo LLC

Contact: Heather Brinn Architect

Description: Proposed cooking/preparation of dog food / Artisanal Manufacturing

Action: Public hearing

Applicant requests a change of use from existing “Restaurant” use to “Artisanal Manufacturing” as per Village Code section 250-9 definitions, to prepare human grade custom dog food for retail sale. “Artisanal manufacturing,” is a conditional use in the C-1 Central Commercial district as per section 250-18 B (7).

LZ moved to postpone the public hearing to 12/3/20 at 6:30PM due to insufficient noticing and posting of the property, GA second, vote 5-0, unan.

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

Meeting ended 6:05 PM

Respectively submitted, Cindy Suarez, Secretary Planning/Zoning