

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

APRIL 7, 2016

PLANNING BOARD MINUTES

PRESENT:

Ray DiBiase, Chairman
Laura Zimmerman
Llewellyn Johnson
Barbara Sabatino
Gil Anderson
Jen Sigler (alternate)
Alison LaPointe, Special Atty. for Building & Planning
Denise Harrington, Village Planner
Neil Thompson, Village Planner
Cindy Suarez, Secretary

ABSENT:

Bruce D'Abramo, Liaison

The Board convened at 5:00 PM in the Building & Planning Department conference room
88 North Country Rd., NY 11777.

GENERAL BUSINESS

- 3/10/16 Draft minutes were approved as amended, vote unan.
- 5/12/16 Volunteer appreciation night
- 5/4/16 work session 5:00PM Building/Planning Dept.
- 5/12/16 meeting moved to 5/11/16 6:00 Village Hall

STAFF UPDATES (AL)

- 201 W. Broadway (Tritec) closed on property. Four conditions to be met for final approval.
- Uptown draft blight study received, to be reviewed by Mayor, Village Clerk & A. LaPointe
- Tax Building pre-submission for retail/retail food represented by Jim Burke, Esq. is forthcoming.
- Rail Realty traffic mitigation plan forthcoming.
- Rail Realty Phase II plans for foundation received.

APPLICATIONS

**1217 Main St. (DH)
Conditional Use & Site Plan Amendment**

Application: #0475-15LZ

Location: East side of Main Street north of Stony Hill Rd.

SCTM: Sec. 17, Blk. 5, Lot 11.1

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Zoning: R-O

Applicant: Jimmy Barker c/o Barker Materials LTD

Contact: Campani & Schwarting Architects

Owner: Winters Family Foundation

Description: Single family dwelling proposes mixed office use and residential use

Action: Public Hearing 2/10/16 adjourned to 3/10/16 postponed to 4/14/16

(RD recused)

Present: Charles Russo, Atty. & F. Campani, RA

3/24/16 ZBA granted variances requested.

DH overview of site plan with discussion of Planning Board conditions and Site Plan requirements.

**134 Main St. (NT)
Site Plan Amendment**

Application: #0482-16 LJ

Location: Harbor Square Mall

SCTM: Sec. 12, Blk. 7, Lot 39.2

Zoning: C-1

Applicant: Bruce Passarelli c/o Trylon Associates, Inc.

Contact: Bruce Passarelli c/o Trylon Associates, Inc.

Owner: Bruce Passarelli c/o Trylon Associates, Inc.

Description: Reconfigure existing interior space of commercial multi-tenant building to accommodate a new 1,187 sq. ft. retail space with associated entrance and circulation modifications.

Action: Consider proposed plan/ spec space/ no current tenant

Items discussed:

- Entrances on Main St.
- Emergency exits
- Sprinkler equipment room

**134 Main St. (NT)
Conditional Use Site Plan Amendment**

Application: #0483-16 RD

Location: Harbor Square Mall

SCTM: Sec. 12, Blk. 7, Lot 39.2

Zoning: C-1

Applicant: Muse Paintbar, LLC

Contact: Stan Finch

Owner: Bruce Passarelli c/o Trylon Associates, Inc.

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Description: Site Development Plan Amendment and Conditional Use application to include conversion of space for 2,850. Sq. ft. restaurant and altered access.

Action: Public Hearing 4/14/16

Consider Conditional use at Public Hearing. Site Plan Amendment to be considered at work session.

STAFF UPDATE

115 Prospect St. (DH)

Conditional Use & Site Plan Amendment

Action: Discussion of field visit regarding applicant's proposed landscaping and lighting to meet conditions of preliminary approval, approve minutes of field visit & formulate recommendations.

Public Hearing closed 9/10/15.

Proposed lighting and parking plan forthcoming.

APPOINTMENTS:

**116 West Broadway (Vacant Water Authority site)
Site Development Plan & Conditional Use**

Application: # 384-12LJ

Location: North side of W. Broadway/SR25A approx. 340 ft. east of the intersection of Barnum Ave. & W. Broadway/SR25A.

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

Zoning: MW-2 Marina-Waterfront

Property Owner: Enrico Scarda c/o The Crest Group LLC

Applicant: CE Port LLC

Contact: Enrico Scarda c/o The Crest group LLC & Allen Bernhard, P.E.

Description: Site Development Plan & Conditional Use application for 2130 sf proposed restaurant with 1928 sf outdoor deck. Variances received for insufficient parking, oversized restaurant & location within 400 ft. of another restaurant. Public Hearing closed 11/12/15.

Action: Consideration of Amendments to Conditions of Preliminary Site Plan & Conditional Use Approval.

Present: Linda Margolin, Atty. & C. Chiarmonete, Property Owner

Board to consider LM letter requesting amendments to the Resolution.

Meeting ended at 8:15PM.

Respectively submitted, Cindy Suarez, Secretary to the Planning & Zoning Boards