

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

APRIL 14, 2016

PLANNING BOARD MINUTES

PRESENT:

Ray DiBiase, Chair (RD)
Llewellyn Johnson (LJ)
Barbara Sabatino (BS)
Laura Zimmerman (LZ)
Gil Anderson (GA)
Jen Sigler (alternate)
Alison LaPointe, Special Atty. for Building & Planning (AL)
Denise Harrington, Village Planner (DH)
Neil Thompson (NT)
Cindy Suarez, Secretary (CS)
Bruce D'Abramo, Trustee-Liaison

ABSENT:

None

The Board convened at 6:00 PM in the first floor conference room at Village Hall 121 West Broadway, Port Jefferson, NY 11777.

6:00 GENERAL BUSINESS

- The Board unanimously approved the 4/7/16 draft minutes as amended.
- 5/4/16 5:00PM work session - Building & Planning Dept.
- 5/11/16 6:00PM work session 6:30PM Public Hearings - Village Hall

TRUSTEE REPORT (BD)

- The BOT closed the budget Public Hearing without any tax increase to the residents
- The total assessed value of the Village has increased
- More revenue is expected to come in from parking and court
- The next BOT meeting in April has been cancelled – BOT to meet again in May

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

APPLICATIONS

**127 Arlington
Tree Clearing & Grading (NT)**

Application: #0485-16

Location: 127 Arlington Ave.

SCTM: Sec.11, Blk. 2, Lot 2.9

Zoning: RB-2

Applicant(s): John Artarian & Kristie Koccoforte

Contact: John Artarian & Kristie Koccoforte

Owner: John Artarian & Kristie Koccoforte

Description: Review submitted revegetation plan

Action: Approval of Revegetation Landscape Plan

Present: John Artarian, property owner

Pre-existing developed lot.

NT staff report & draft Resolution reviewed by the Board members.

GA moved to approve the application as presented and the draft resolution, vote unan.

6:30PM PUBLIC HEARINGS

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

Application: #0475-15LZ

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

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

Zoning: R-O

Applicant: Jimmy Barker c/o Barker Materials LTD

Contact: Campani & Schwarting Architects

Owner: Winters Family Foundation

Description: Conversion of single family dwelling to nonresidential mixed use office and residential use

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

(RD recused)

At the applicant's request GA moved to postpone the 4/14/16 Public hearing to 5/11/16, vote unan.

(Certified Transcript)

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

**134 Main St (Harbor Square Mall)
Conditional Use & Site Plan Amendment**

Application: # 0483-16RD

Location: 134 Main St.

SCTM: Sec.12 Blk.7, Lot 39.2

Zoning: C-1 Commercial

Property Owner: Trylon Associates, Inc.

Applicant: Muse Paintbar, LLC

Contact: Stan Finch

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

Present: Stan Finch, President of Muse Paint Bar

Presentation was made by Mr. Finch.

There are currently 5 other Muse Paint Bar locations staffing approximately 200 employees.

Rustic wood artistic feel with multiple studios for painting and a 100 sq. ft. kitchen is proposed.

The Board would like the retail expansion of the building and the Muse Paint Bar to be considered together to see how the construction of the new retail space will effect fire entrances, main entrance and facade of the Muse Paint Bar storefront.

Floor plans of the Muse paint bar to be shown on proposed mall site plan.

The Architects from both projects need to coordinate.

Muse separate entrance will require ARC comments.

NT to edit staff report with detail and forward to applicant.

LZ moved to adjourn the 4/14/16 Public Hearing to 5/11/16, vote unan.

(Certified Transcript)

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

MISCELLANEOUS

**201 W. Broadway - The Residences - (AL)
Site Development Plan**

Application: #410-13RD

SCTM: Sec.12, Blk.6, Lots 1.0, 3.0, 4.1, 6.2, 7.0 & 10.0

Demolition expected to begin the end of May 2016.

Ground breaking expected to begin mid-June 2016.

BS moved to accept and approve the bond amount of \$286,700.00 as written in condition #1 of the Conditional Approval Resolution, vote unan.

BS moved to accept and approve the bond amount of \$34,729.00 as written in condition #2 of the Conditional Approval Resolution, vote unan.

LZ moved to approve the final site plan, vote unan.

STAFF UPDATES

- **116 West Broadway (AL)**
 - ✓ Further applicant correspondence forthcoming regarding requested amendments of preliminary approval
- **1217 Main St (DH)**
 - ✓ DH met with Steve Gallagher, Superintendent of DPW for comments
 - ✓ Add sidewalk on north side of First Avenue
 - ✓ Dumpster/Garbage cans/Enclosure
 - ✓ New plans received today – staff review is forthcoming
- **115 Prospect (DH)**
 - ✓ Landscape & Parking plan not yet received from the applicant.
- **606 Main St**
 - ✓ Residential to mixed use application forthcoming
 - ✓ Staff report to applicant
 - ✓ Variances will be required for parking and other items
 - ✓

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

- **227-250 E. Main St. (Tax Bldg.) (DH)**
 - ✓ 5/4/16 Jim Burke, Esq. to meet with the Planning Board for pre-submission meeting.
 - ✓ Second floor phase II building permit plans were received today for proposed restaurant /retail food

Meeting ended at 8:00PM

Respectively submitted, Cindy Suarez, Secretary to the *Planning & Zoning Board*