

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

MAY 4, 2016

PLANNING BOARD MINUTES

PRESENT:

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

ABSENT:

Barbara Sabatino

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

GENERAL BUSINESS

- 4/14/16 Draft minutes were approved as amended, vote unan.
- 5/11/16 6:00PM/6:30PM meeting/Public Hearing – Village Hall
- 5/12/16 Volunteer appreciation night

TRUSTEE REPORT (BD)

A six criteria Blight study was conducted. The study covered the area between North Country Rd. & the railroad tracks. The blighted area goes from the railroad tracks to the two properties north of Linden Pl. A draft copy of the study will be available to the public in approximately two weeks.

An urban renewal plan is forthcoming.

STAFF UPDATES (AL)

Uptown code draft consistent with comp plans recommendations are forthcoming.

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

Description: Reconsideration of conditions imposed by the Resolution of 1/14/15 which granted conditional approval of site plan and special permit for restaurant use.

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Action: Public Hearing 5/11/16.

3/24/16 ZBA update.

Discuss applicant's 4/7/16 letter requesting reconsideration of conditions of preliminary approval.

**201 West Broadway – Port Jefferson Residences (AL)
Conditional Use & Site Plan Application**

Action: Public hearing closed 3/12/15. Review color renderings

Demolition & Foundation permit applications submitted.

6/14/16 ground breaking ceremony.

APPLICATIONS

**216B Main Street (NT)
Site Plan Amendment**

Application: # 0487-16

Location: 216B Main Street

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

Zoning: C-1

Property Owner: 210-302 Parillo LLC

Applicant: Joseph Ciardullo, c/I C'est Cheese

Contact: Joseph Ciardullo, c/I C'est Cheese

Description: Proposed connection of unoccupied rear space located at 216A Main Street for craft beer retail shop.

Action: Vote

NT presented the proposed site plan and draft resolution.

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

STAFF UPDATES

**115 Prospect St. (DH)
Conditional Use & Site Plan Amendment**

Action: Consideration of Proposed Plans submitted 04/25/16

Board members reviewed conceptual plan.

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**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.

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 adjourned to 5/11/16

Staff update

**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: Staff update

Applicant has withdrawn application.

APPOINTMENTS

**227-250 E. Main St. (DH)
Pre-Submission Conference**

Location: Vacant Brookhaven Tax Building

SCTM: Sec. 12, Blk. 3, Lot 7

Zoning: C-1

Applicant: Agrino Holdings, LLC c/o Louis Antoniou

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Contact: Eric Nicosia, RA & James Burke, Esq.

Owner: Agrino Holdings, LLC c/o Louis Antoniou

Description: Proposed conversion of 3 first floor retail spaces to a 2738+ sf restaurant and 1140+ sf retail food establishment.

Action: Presubmission Conference

Present: J. Burke, Atty., E. Nicosia, RA, L. Antoniou (LA), Property Owner & A. Figliola, VP Empire Gov't Strategies.

(A. Epp & M. Mart were in public attendance)

LA and the Board members discussed the possibilities to consider a restaurant use on the first floor.

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

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, adjourned to 4/14/16, postponed to 5/11/16.

Present: M. Schwarting (MS), RA

MS and the Board members discussed the proposed site plan in preparation of the Public Hearing to be continued on 5/11/16.

Meeting ended at 8:00PM.

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