MAY 4, 2016

PLANNING BOARD MINUTES

PRESENT:       ABSENT:
Ray DiBiase, Chairman         Barbara Sabatino
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

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.

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.
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

Page 3 of 4
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