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

MAY 11, 2016

PLANNING BOARD MINUTES

PRESENT:

ABSENT:

Jen Sigler (alternate)

Ray DiBiase, Chair (RD) Llewellyn Johnson (LJ) Barbara Sabatino (BS) Laura Zimmerman (LZ) Gil Anderson (GA) 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

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 5/4/16 draft minutes as amended.
- Upcoming meetings; 6/1/16 & 7/7/16 5:00PM work sessions Building & Planning Dept., 6/9/16 & 7/14/16 Public Hearings – Village Hall

TRUSTEE REPORT (BD)

- The final blight study is ready
- 201 W. Broadway: 5/17/16 demolition & 6/14/16 2:00PM ground breaking

STAFF UPDATES (AL)

- 201 W. Broadway color rendering samples provided; members to vote.
- 1217 Main St. conditions cannot be conditioned on future use may ask the applicant to do or consider requests of the Board.
- 217 W. Broadway demolition soon forthcoming.

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

6:30PM PUBLIC HEARINGS

1217 Main St. Site Development Plan & Conditional Use

Application: # 0475-15
Location: 1217 Main Street (between Main St. & First Ave.)
SCTM: Sec.17, Blk. 5, Lot 11.1
Zoning: R-O Residential Office District
Property Owner: Winters Family Foundation
Applicant: Roanoke Holding Inc. c/o Jimmy Barker – Barker Materials LTD
Contact: Campani & Schwarting Architects
Description: Site Development Plan & Conditional Use application to amend the use from an existing single family dwelling to a proposed mixed use building with one non-medical office and one residential unit.
Action: Public Hearing 2/10/16 adjourned to 3/10/16, postponed to 4/14/16 & 5/11/16.

(RD recused – GA, Acting Chair)

Present: Charles Russo, Esq. & M. Schwarting, R.A.

Items of discussion:

- BOT waiver of dumpster
- Dumpster enclosure
- Basement use
- Window wells
- Fire code

Public comments: none.

LJ moved to close the Public Hearing, vote unan.

(*Certified transcript*)

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.

Page 2 of 5

051116MinutesFINAL.doc

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

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 4/14/16 adjourned to 5/11/16

Present: Stan Finch c/o The Muse & Bruce Passarelli, Property owner

Items of discussion:

- Location of entrance/exit
- Hallway window

Public comments: none

BS moved to close the Public Hearing, vote unan.

(*Certified transcript*)

116 W Broadway Site Development Plan & Conditional use

Application: # 384-12LJ
Location: North side of W. Broadway/SR25A (vacant water authority bldg.)
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: Linda Margolin, Esq.
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.
Action: Public Hearing

Present: Linda Margolin, Esq.

Letter of request for reconsideration of conditions #19 & #20 imposed by the 1/14/15 Resolution was discussed.

Public comments:

Zachary Beriloff, Attorney for Schaefer's Restaurant.

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

ZB requests the PB to consider waiting for 4/28/16 Article 78 transcript before rendering a decision on this matter.

GA moved to close the Public Hearing, vote unan.

(*Certified transcript*)

Public hearing portion of the meeting was closed at 7:10PM.

WORKSESSION:

116 W. Broadway

The Board will wait for comments from Village Attorney before rendering a decision.

201 W. Broadway

Vote for color of vinyl siding: yellow (4) grey (1)

134 Main Street (NT)

Approve draft resolution with the following amendments:

- A101 & 105 & G005 correct entrance depicted
- Add window in hallway

LZ moved to approve, vote unan.

<u>115 Prospect Street (DH)</u>

The Board has no preference on the configuration of the driveway apron.

1217 Main St. (DH)

Board will send a letter to BOT regarding dumpster waiver approval to applicant without the Board's comments. In the future the Board would like to be notified when these situations arise.

Request sample of enclosure material from applicant.

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

407 E. Main Street (DH)

(Post Office parking lot)

Pre-submission meetings have occurred with staff.

Building was modified without site plan approval. Prior Planning Board approval was in 1965.

Lots 1, 2.2 and 4 are owned by another property owner. Post Office did not submit agreements with adjacent property owner addressing use of the entrance and exit.

Four spaces were approved as part of two owner's approvals.

Planning Board reviewed April 2016 and most recent 2015 plans. April 2016 plan has a lot of compact car spaces. PB discouraged the use of these spaces citing that they do not work and and result in traffic circulation problems. PB indicated general preference for 2015 plan but noted modifications were needed. Staff to draft letter to applicant.

Meeting ended at 8:30PM

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

Page 5 of 5