



**INCORPORATED VILLAGE OF PORT JEFFERSON**  
**Building & Planning Department**  
**88 North Country Rd., Port Jefferson, NY 11777**  
**Ph.: (631) 473-4744 Fax: (631)473-2049**  
[www.portjeff.com](http://www.portjeff.com)

**AUGUST 4, 2022**  
**PLANNING BOARD MEETING MINUTES**

**PRESENT:**

R. DiBiase, Chairman (RD)  
L. Zimmerman (LZ)  
B. Sabatino (BS)  
T. Murawski, RA (TM)  
C. Suarez, Secretary (CS)  
K. Snaden, Trustee/Liaison

**ABSENT:**

G. Anderson (GA)  
R. Harris (RH)

*The Planning Board met at 6:00PM at the Building/Planning Dept. 88 North Country Road, Port Jefferson.*

**GENERAL BUSINESS:**

The 7/14/22 draft minutes to be voted on at the next meeting 9/8/22.

Welcome Kathianne Snaden as the Planning Board Liaison.

**TRUSTEE REPORT:**

- Two new Planning Board members have been appointed: to be sworn in for the next meeting.
- Joe Palumbo's last day is August 12, 2022. Joe's duties will be transitioned to other employees for now.
- Updates to the bluff restoration may be viewed on You Tube.
- East beach parking lot access to be closed due to heavy equipment and trucks working. West beach is to remain open.
- The six-acre park plan to be re-visited. The Planning Board comments include a more active than passive walking park and recreation space. KS suggests a Planning Board member attend the next park committee meeting. TM to review and share a sample park plan from Glen Cove.
- Planning Board members would like to explore giving applications that involve a simple replacement or update to Planning staff members.



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### **APPLICATIONS**

**224 Liberty Ave. (TM)**

**TC&G**

**Application:** # 0628-22

**Location:** 224 Liberty Ave (corner lot)

**SCTM:** Sec.16, Blk.6, Lot 8

**Zoning:** R-B2 Residential

**Applicant:** Kim Lehnert

**Property Owner:** Kim Lehnert

**Contact:** Kim Lehnert

**Description:** Tiered retaining wall assembly and new inground pool.

**Action:** Vote on Resolution & SEQRA

Present: Kim Lehnert

4/28/22 The ZBA approved variances for an existing front yard fence that exceeds maximum height and is not of open type construction.

TM prepared and distributed 8/4/22 Staff Report and 8/4/22 draft Resolution & SEQRA Resolution.

### **SEQRA**

- The application is a TYPE I action pursuant to SEQRA because the retaining wall is greater than six feet on a slope.
- Planning Board is the Lead Agency.

At the 7/14/22 Planning Board meeting the Board requested the following:

- Provide information on the site plan regarding comments to the LEAF (completed)
- Engineer Design Professional to confirm Static Loads of the bottom two tiers of the retaining wall assembly (received Engineer certification)



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- Provide soil test results; cut & fill calculations (done)
- Provide the depth of the pool (done)
- Provide guard rails on the walls (done)

LZ moved to approve the SEQRA Resolution as amended, BS second, vote 3-0, unan.

LZ moved to approve the Resolution as amended for the retaining wall, swimming pool and fence, BS second, vote 3-0, unan.

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

**Application:** # 0627-22

**Location:** 134 Main St. (Prior Mall)

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

**Zoning:** C-1 Commercial District

**Applicant:** Theresa Livingston c/o The Bar Method

**Property Owner:** Trylon Associates, Inc.

**Contact:** Andrew Thomas

**Description:** Proposed fitness studio "The Bar Method"

**Action:** Vote on Resolution

Present: Theresa Livingston c/o The Bar Method  
Andrew Thomas, Architect

TM prepared and distributed 8/4/22 Staff Report and 8/4/22 draft Resolution.

The application is an amendment of a Site Development Plan for a change of use from restaurant to personal service. The existing rear entry to the public corridor is to remain and becomes part of the tenant space second means of entry.



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The application is an amendment of a Site Development Plan. The application also includes proposal to screen the existing roof top equipment.

The application is an Unlisted Action pursuant to SEQRA.

The proposed use requires less parking than the current use.

At the 7/14/22 Planning Board meeting the Board requested the following:

- Update the proposed plan to show egress information and the new proposed layout of the building with elimination of the egress on the south side of the building.
- Update the proposed plan to show existing and proposed parking
- Refer the application to the ARC for comments on windows and facade changes and roof top screening.
- Prepare a separate existing conditions plan.

Re-Submission by Campani and Schwarting Architects dated 07/18/2022 have addressed the Planning Department and Board's comments. Planning Department reviewed the Egress paths proposed with a site visit and walk through and confirmed that code requirements have been met.

ARC comments were received and considered.

AT presented proposed roof plan with various screening options. The Board requests "grey" color roof screening.

Existing planters to remain.

BS moved to approve the Resolution as amended for the proposed fitness studio, LZ second, vote 3-0, unan.



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**135 West Broadway (TM)**

**Site Plan Amendment**

**Application:** # 0626-22

**Location:** Peoples United/M&T Bank

**SCTM:** Sec.12, Blk.7, Lot 13

**Zoning:** C-1 Commercial District

**Applicant:** Dan Copeland

**Property Owner:** M&T Bank/Peoples United Bank/ & Predecessors

**Contact:** Evelyn Sliwa c/o Scheid Architectural as Agent for RW Drake

**Description:** Proposed ATM kiosk change out

**Action:** Vote on Resolution

Present: None

The application is an Unlisted Action pursuant to SEQRA

TM prepared and distributed 8/4/22 Staff Report and 8/4/22 draft Resolution.

ARC comments were received and considered.

The applicant provided renderings of the proposed Kiosk which includes replacing the bollards and part of the concrete / asphalt surrounding the Kiosk.

LZ moved to approve the Resolution as presented for the ATM kiosk, BS second, vote 3-0, unan.

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*The meeting ended at 8:00PM.*

*Respectfully submitted, Cindy Suarez, Secretary to the Planning & Zoning Boards*