I. **New Applications**
   a. 20_20 - 40 Maiden Lane - Bisset
   b. 20_21 - 117 Jayne Ave - Tarrao-Lange
   c. 20_22 - 10 S Ocean - Mastro

II. **Adjourned**
   a. 20-16 -- Los Sonideros Sports Bar -- 125A Medford Ave
Agenda Summary

20_20 - 40 Maiden Lane - Bisset

Background
Irene Bisset, 40 Maiden Lane, seeks permission to demolish existing and construct two story dwelling with existing pile foundation. Subject premises is located in the A-Residential Zone.

Additional Information

**ATTACHMENTS:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Upload Date</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>20_20 1</td>
<td>8/25/2020</td>
<td>Cover Memo</td>
</tr>
<tr>
<td>20_20 2</td>
<td>8/25/2020</td>
<td>Cover Memo</td>
</tr>
</tbody>
</table>
AREA ANALYSIS
EXISTING LOT AREA = 18,136.24 S.F.
EXISTING 1ST FLOOR = 1,694 S.F. (TO BE REMOVED)
EXISTING 2ND FLOOR = 896 S.F. (TO BE REMOVED)
EXISTING DETACHED GARAGE AND ROOF DECKS = 96 S.F. (TO BE REMOVED)
EXISTING 1ST STORY BALCONIES = 121 S.F. (TO BE REMOVED)
EXISTING 1ST FLOOR DECKS = 1,091 S.F. (TO BE REMOVED)
EXISTING 1ST FLOOR DECKS = 1,272 S.F. (TO BE REMOVED)

PROPOSED 1ST FLOOR = 1,827 S.F.
PROPOSED 2ND FLOOR = 1,326 S.F.
PROPOSED 1ST FLOOR DECK = 86 S.F.
PROPOSED 1ST FLOOR BALCONIES = 941 S.F.
PROPOSED 2ND FLOOR BALCONIES = 296 S.F.
PROPPOSED GARAGE = 686 S.F.
PROPOSED LOFT ABOVE GARAGE = 603 S.F.

EXISTING TOTAL LOT COVERAGE = 3,895 S.F. / 18,136.24 S.F. = 21%
PROPOSED TOTAL LOT COVERAGE = 3,550 S.F. / 18,136.24 S.F. = 19.6%

ZONING ANALYSIS DWELLING

<table>
<thead>
<tr>
<th>ITEM</th>
<th>ROOF/REMITTED</th>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>SIZE</td>
<td>LOT SIZE</td>
<td>18,136.24 S.F.</td>
<td>18,136.24 S.F.</td>
</tr>
<tr>
<td>MAX. BUILDING HEIGHT</td>
<td>35'-0&quot;</td>
<td>0&quot;</td>
<td>35'-0&quot;</td>
</tr>
<tr>
<td>MIN. FRONT YARD</td>
<td>10'-0&quot;</td>
<td>0&quot;</td>
<td>10'-0&quot;</td>
</tr>
<tr>
<td>SIDE YARD MIN.</td>
<td>17'-0&quot;</td>
<td>13.5'</td>
<td>17'-0&quot;</td>
</tr>
<tr>
<td>MAX. REAR YARD</td>
<td>12'-0&quot;</td>
<td>13.5'</td>
<td>12'-0&quot;</td>
</tr>
<tr>
<td>LOT COVERAGE</td>
<td>21%</td>
<td>21%</td>
<td>19.6%</td>
</tr>
<tr>
<td>ALLOWED</td>
<td>4,334 S.F.</td>
<td>4,334 S.F.</td>
<td>3,395 S.F.</td>
</tr>
<tr>
<td>S.F.</td>
<td>19.6%</td>
<td>19.6%</td>
<td>19.6%</td>
</tr>
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Agenda Summary

20_21 - 117 Jayne Ave - Tarrao-Lange

Background
Eilene Tarrao-Lange, 117 Jayne Avenue, seeks approval to maintain existing bathroom in basement. Subject premises is located in the A-Residential Zone.

Additional Information
Agenda Summary

20_22 - 10 S Ocean - Mastro

Background
Nicholas Anthony Mastro, dba Mr. Convenience, 10 South Ocean Avenue, seeks to open a retail convenience store. Subject premises is located in the D-3 Business Zone.

Additional Information
Agenda Summary

20-16 -- Los Sonideros Sports Bar -- 125A Medford Ave

Background
Los Sonideros Sports Bar, 125A Medford Avenue, seeks permission to open a sports bar. Subject premises is located in the D-1 Business Zone.

Additional Information

**ATTACHMENTS:**

<table>
<thead>
<tr>
<th>Description</th>
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<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>20-16 Los Sonideros Sports Bar</td>
<td>6/23/2020</td>
<td>Cover Memo</td>
</tr>
</tbody>
</table>
Pursuant to Executive Order 202.1 adopted by the Governor of the State of New York, Article 7 of the Public Officers Law (Open Meetings Law) is suspended “to the extent necessary to permit any public body to meet and take such actions authorized by the law without permitting in public in-person access to meetings and authorizing such meetings to be held remotely by conference call or similar service, provided that the public has the ability to view or listen to such proceeding and that such meetings are recorded and later transcribed”.

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on the 23rd, June, 2020, at 7:00 p.m., by video conference, by the Planning Board of the Incorporated Village of Patchogue for the Los Sonideros Sports Bar, 125A Medford Avenue, seeks permission to open a sports bar. Subject premises is located in the D-1 Business Zone. Members of the public may view the public hearing live on the Village’s Youtube Channel located at https://www.youtube.com/channel/UCi4ied6ovcIjay2uBK-1a7w?view_as=subscriber

Members of the public may submit comments before or during the public hearing via email to Trustee Susan Brinkman at sbrinkman@patchoguevillage.org. Minutes of the meeting will be posted on the Village website after the meeting.

20-16

June 11, 2020

John Rocco, Chairman
Planning Board
INCORPORATED VILLAGE OF PATCHOGUE
14 Baker Street, Patchogue, New York 11772
(631) 475-4300

APPLICATION FOR BUILDING PERMIT

Owner: DENIK REALTY, INC
Address: 125A MEDFORD AVENUE
          PATCHOGUE, NY 11772
Telephone: (516) 462-5901
E-mail Address: __________________________

SECTION 6   BLOCK 3     LOT 24       DATE __________________________

THIS APPLICATION MUST BE APPROVED AND PERMIT ISSUED BEFORE BEGINNING WORK

The undersigned hereby applies for a permit to do the following work which will be done in accordance with the description, plans, building and zoning specifications submitted, and such special conditions as may be indicated on the permit, and pursuant to the Workmen's Compensation laws of this State of New York and all other State and Federal laws, rules and regulations.

Enclosures required are complete plans, specifications and survey.

PROPERTY ADDRESS: 125A MEDFORD AVENUE LOCATED BETWEEN MEDFORD AVENUE AND SILVER STREET
LOT SIZE 132.30' X LOT AREA 59.96' BUILDING SIZE 80.2' X 47.3'

PERMIT REQUESTED:

___ BUILDING     ___ CERTIFICATE OF OCCUPANCY     ___ CHANGE OF USE
___ DEMOLITION   ___ PLUMBING             ___ PERMIT RENEWAL

TYPE OF IMPROVEMENT:

___ NEW BUILDING     ___ ADDITION/ALTERATION    ___ SWIMMING POOL
___ REPAIR (REPLACEMENT)   ___ BULKHEAD (NEW, REPAIR)    ___ OTHER
___ FIRE ALARMS     ___ OIL TANK REMOVAL

PROPOSED OR EXISTING USE - RESIDENTIAL:

___ ONE FAMILY     ___ TWO FAMILY     ___ APARTMENT BLDG     ___ TRANSIENT (HOTEL, MOTEL)
___ GARAGE OR ACCESSORY STRUCTURE     ___ OTHER (SPECIFY)

NON RESIDENTIAL:

___ INDUSTRIAL     ___ OFFICE, BANK, PROFESSIONAL     ___ STORES, MERCANTILE
___ CHURCH, OTHER RELIGIOUS     ___ HOSPITAL, INSTITUTIONAL     ___ SCHOOL, LIBRARY
___ AMUSEMENT, RECREATIONAL     ___ PARKING GARAGE     ___ SERVICE STATION, REPAIR
___ TANKS, TOWERS     ___ PUBLIC UTILITY     ___ OTHER (SPECIFY)

PROPOSED ACTIVITY: CHANGE OF TENANT - BAR/LOUNGE

PROJECT COST: TOTAL _____ BUILDING _____ SITE WORK _____ LAND _____

REstrictions: Are there property covenants/conditions which would affect the development of this project? ___Yes ___No

contractor or the person responsible for supervision of work:

_________________________________________  ______________________________________
Name                                                Address                          License No.

Phone

PLEASE READ THE FOLLOWING STATEMENTS AND SIGN:

I hereby certify that I have received, read and understand all of the
Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by
the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by
the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

<table>
<thead>
<tr>
<th></th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?</td>
<td>☑</td>
</tr>
<tr>
<td>2.</td>
<td>Will the proposed action result in a change in the use or intensity of use of land?</td>
<td>☑</td>
</tr>
<tr>
<td>3.</td>
<td>Will the proposed action impair the character or quality of the existing community?</td>
<td>☑</td>
</tr>
<tr>
<td>4.</td>
<td>Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?</td>
<td>☑</td>
</tr>
<tr>
<td>5.</td>
<td>Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?</td>
<td>☑</td>
</tr>
<tr>
<td>6.</td>
<td>Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?</td>
<td>☑</td>
</tr>
<tr>
<td>7.</td>
<td>Will the proposed action impact existing:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>a. public / private water supplies?</td>
<td>☑</td>
</tr>
<tr>
<td></td>
<td>b. public / private wastewater treatment utilities?</td>
<td>☑</td>
</tr>
<tr>
<td>8.</td>
<td>Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?</td>
<td>☑</td>
</tr>
<tr>
<td>9.</td>
<td>Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?</td>
<td>☑</td>
</tr>
<tr>
<td>10.</td>
<td>Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?</td>
<td>☑</td>
</tr>
<tr>
<td>11.</td>
<td>Will the proposed action create a hazard to environmental resources or human health?</td>
<td>☑</td>
</tr>
</tbody>
</table>
Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency ____________________________ Date ____________________________

Print or Type Name of Responsible Officer in Lead Agency ____________________________ Title of Responsible Officer ____________________________

Signature of Responsible Officer in Lead Agency ____________________________ Signature of Preparer (if different from Responsible Officer) ____________________________
Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:

**Los Sonideros Sports Bar**

Project Location (describe, and attach a location map):

125-A Medford Avenue, Patchogue, NY 11772

Brief Description of Proposed Action:

**Change of Tenant for Existing Sports Bar.**

Name of Applicant or Sponsor:

**Roxanne Trela (Dynamic Exp)**

Telephone: (631) 457-1328

E-Mail: dynamicexpediting@gmail.com

Address:

**140 Terry Road**

City/PO:

**Baykonkoma**

State: **NY**

Zip Code: **11779**

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?

   If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.

<table>
<thead>
<tr>
<th></th>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>✔</td>
<td></td>
</tr>
</tbody>
</table>

2. Does the proposed action require a permit, approval or funding from any other governmental Agency?

   If Yes, list agency(s) name and permit or approval:

<table>
<thead>
<tr>
<th></th>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.</td>
<td></td>
<td>✔</td>
</tr>
</tbody>
</table>

3. a. Total acreage of the site of the proposed action?

   b. Total acreage to be physically disturbed?

   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>a.</td>
<td>180 acres</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>c.</td>
<td>180 acres</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

4. Check all land uses that occur on, adjoining and near the proposed action.

   □ Urban  □ Rural (non-agriculture)  □ Industrial  ✔ Commercial  ✔ Residential (suburban)

   □ Forest  □ Agriculture  □ Aquatic  □ Other (specify): _________________________________

   □ Parkland
5. Is the proposed action,  
   a. A permitted use under the zoning regulations?  
      | NO | YES | N/A |  
      | ☐  | ☑   | ☐   |  
   b. Consistent with the adopted comprehensive plan?  
      | NO | YES | N/A |  
      | ☐  | ☑   | ☐   |  

6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?  
   | NO | YES |  
   | ☐  | ☑   |  

7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?  
   If Yes, identify:  
   | NO | YES |  
   | ☐  | ☑   |  

8. a. Will the proposed action result in a substantial increase in traffic above present levels?  
      | NO | YES |  
      | ☑  | ☐   |  
   b. Are public transportation service(s) available at or near the site of the proposed action?  
      | NO | YES |  
      | ☑  | ☐   |  
   c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?  
      | NO | YES |  
      | ☑  | ☐   |  

9. Does the proposed action meet or exceed the state energy code requirements?  
   If the proposed action will exceed requirements, describe design features and technologies:  
      | NO | YES |  
      | ☐  | ☑   |  

10. Will the proposed action connect to an existing public/private water supply?  
    If No, describe method for providing potable water:  
      | NO | YES |  
      | ☐  | ☑   |  

11. Will the proposed action connect to existing wastewater utilities?  
    If No, describe method for providing wastewater treatment:  
      | NO | YES |  
      | ☑  | ☐   |  

12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?  
      | NO | YES |  
      | ☑  | ☐   |  
    b. Is the proposed action located in an archeological sensitive area?  
      | NO | YES |  
      | ☑  | ☐   |  

13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  
      | NO | YES |  
      | ☑  | ☐   |  
    b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?  
      If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:  
      | NO | YES |  
      | ☑  | ☐   |  

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:  
    □ Shoreline □ Forest □ Agricultural/grasslands □ Early mid-successional  
    □ Wetland □ Urban □ Suburban  

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?  
    | NO | YES |  
    | ☑  | ☐   |  

16. Is the project site located in the 100 year flood plain?  
    | NO | YES |  
    | ☑  | ☐   |  

17. Will the proposed action create storm water discharge, either from point or non-point sources?  
    If Yes,  
    a. Will storm water discharges flow to adjacent properties?  
       □ NO □ YES  
    b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?  
       □ NO □ YES  

Page 2 of 3
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?
   If Yes, explain purpose and size: ______________________________________________________
   NO YES
   ☑   ☐

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?
   If Yes, describe: _________________________________________________________________
   NO YES
   ☑   ☐

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?
   If Yes, describe: _________________________________________________________________
   NO YES
   ☑   ☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Roxanne Trella
Signature: __________________________________________________________
Date: 2/5/2020