



**INCORPORATED  
VILLAGE OF PORT JEFFERSON**

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**PLANNING BOARD**

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Members  
Phil Schiavone  
Jennifer Sigler  
Mark Brosnan  
Ray DiBiase

Village Planner  
Will Rau

Secretary  
Cindy Suarez

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**AGENDA**

**February 9<sup>th</sup>, 2006 at 7:00 p.m.**

The Planning Board meeting is held in the Village Court Room, 121 West Broadway, Port Jefferson, NY 11777. Applications are scheduled to begin at 7:30 p.m., or shortly thereafter. Applications may not be heard in the order as they appear on this agenda.

**GENERAL BUSINESS:**

1. **7:00 – 7:30** Adopt minutes from January 12<sup>th</sup>, and January 24<sup>th</sup>, 2006

**DEVELOPMENT ACTIONS:**

Land divisions:

2. **7:30 – 7:40** Spanos (#053-05) Sec. 22 Blk. 2 Lot 22

Consider approval for a minor subdivision application for two existing lots that have merged, the property is located in the R-B2 District on the north side of Jamaica Avenue, approximately 200' east of Columbia Street.

3. **7:40 - 7:50** Old Homestead Road (#035-04) Sec. 3 Blk. 2 Lots 2 & 3

Consider SEQR and completeness, if complete schedule public hearing for a minor land division of two tax parcels totaling 1.0 acre in the Villages R-A District. The subject parcels are located on the north side of Old Homestead Road at the intersection of Old Homestead Road and Landing Lane.

4. **7:50 – 8:20** Liberty Meadows LLC (# 027-04) Sec. 16 Blk. 8 Lot 8.1, 8.2 +

Review revised layouts for the 43-unit cluster subdivision located on 18.5 acres in the R-B2 District on the east side of Liberty Ave.

Site plan and conditional use permits:

5. **8:20 – 8:30** Invesco Affiliates Ltd. (# 005-04) Sec. 12 Blk. 6 Lot 4.1 +

Discuss site issues and proposed changes for a site plan application to construct 53 residential units and 4,200 sq. ft. of commercial/office space. The property is located in the Central Commercial C-1 District on the south side of West Broadway.

- 6. 8:30 – 8:45** P.J. Oakland Partners (# 029-04)      Sec. 17 Blk. 7 Lot 2  
Sec. 21 Blk 6 Lots 14.1 & 14.2

Review ZBA decision and discuss proposed site plan to convert former nursing home to medical-office, construct an additional 66,000 square feet of medical office space and 3,600 square foot bank with drive thru located on three separate tax parcels totaling 9.67 acres in the Village's Professional-Office P-O District on the east side of Oakland Avenue and south of North Country Road.

- 7. 8:45 – 9:05** Good Shepard Hospice (#048-05)      Sec. 13 Blk. 1 Lot 11.2

Consider site plan application to change the use from an abandoned classroom facility into a hospice residence of 16 beds and support spaces. The structure is located with in the St. Charles Hospital complex in the Village's Professional-Office P-O District.

Tree clearing & grading:

- 8. 9:05 – 9:15** Zeniou (# 057-06)      Sec. 14 Blk. 5 Lot 54

Consider tree clearing and grading application to install in ground pool. Subject property is 23, 073 square feet and located in the Village's Single-Family Residence R-B1 District on the on the south side of Jefferson Landing Circle.

**BOARD of TRUSTEES**

- 9. 9:15 – 9:30** Code revisions regarding conditional use in residential districts.
- 10. 9:30 – 9:45** Trustee report