



# Incorporated Village of Port Jefferson Planning Board

Agenda - October 24<sup>th</sup>, 2006

The Planning Board meeting is held on the 2<sup>nd</sup> floor of Village Hall in the courtroom, 121 West Broadway, Port Jefferson, NY 11777. Applications are scheduled to begin at 7:30 p.m., or shortly thereafter. The Planning Board may add or remove applications from the agenda without further notice. Applications may not be heard in the order as they appear on this agenda.

## GENERAL BUSINESS:

1. 7:00 – 7:20 Adopt minutes from 09/26/06
2. 7:20 – 7:30 Trustee Report

## PUBLIC HEARINGS:

## PRESUBMISSION CONFERENCES:

## DEVELOPMENT ACTIONS:

### Change-of-Use:

3. 7:30 – 7:45 LaGala (#093-06) Sec. 12.10 Blk. 2 Lot 9

Consider proposed conversion from retail to personal service for 202 Main Street. The location is in the Central Commercial C-1 District on the west side of Main Street.

### Subdivisions:

4. 7:45 – 8:05 Nenninger (# 092-06) Sec. 11 Blk. 6 Lot: 17.6

Review for completeness and if complete initiate SEQR process for a proposed two (2) lot minor land division. Proposed lot # 1 would have an area of 20,037 sf and lot # 2 totals 20,080 sf. The property is located within the Village's Single-Family Residence R-B2 (15,000 sf min.) on the west side of Brook Road and south of Boulder Court.

5. 8:05 – 8:20 Lipowski/Pumo (# 097-06) Sec. 9 Blk. 6 Lot 12.6

Consider proposed lot line modification. Proposal consists of a 600 sf land transfer between two parcels identified as lots #2 & #3 of the Map of Corcella located in the Single-Family Residence R-B2 District on the west side of James Way, approximately 115' north of Thompson Street.

### Site Development Plans:

6. 8:05 – 8:10 Sword (# 090-06) Sec. 11 Blk. 6 Lot 3

Chair to sign approved erosion control plan for single-family residence. The parcel is .57 acres and within the R-B2 District on the north side of Owasco Drive.

7. 8:10 - 8:15 Grillo (#084-06) Sec. 17 Blk. 5 Lot. 7 & 8

Chair to sign approved site development plan for an 870 sq. ft. addition to an existing 1<sup>st</sup> floor office in the R-O District, east side of Main Street, approximately 206' north of Stony Hill Road.

8. 8:15 – 8:30      Roots, Flower & Treasures (# 096-06)      Sec. 021 Blk. 3 Lots 29

Consider proposed change of use from existing commercial office in the C-2 district to commercial retail florist. The property is located at 17 North Country Rd. There will be no changes made to the site or structure.

9. 8:30 – 8:35      North Shore Pro, LLC (# 029-04)      Sec. 17 Blk. 7 Lot 2  
(F.K.A. P.J. Oakland Partners LLC)      Sec. 21 Blk 6 Lots 14.1 & 14.2

Review amended approval resolution for the site development plan to convert former nursing home to medical-offices and bank, on 9.67 acres in the P-O District on the east side of Oakland Avenue and south of North Country Road.

ZBA REFERRAL:

10. 8:35 – 9:05      616 Main Street (Appeal # 356-06)      Sec. 16 Blk. 8 Lot 17

A proposed expansion of a pre-existing non-conforming use of a automobile/gas service station, which consists of the installation of an additional gas pump and an 18.5' x 4' addition, located in the Village's R-O Residential-Office district on the west side of Main Street (SR 25A).

CODE CHANGES:

11. 9:05 – 9:25      Amendment to Professional Office P-O District

Review staff memo.

DISCUSSION:

12. 9:25 – 9:45      Liberty Meadows LLC (# 027-04)      Sec. 16 Blk. 8 Lot 8.1, 8.2 +

Review and discuss court decision that allows the Board to continue to review the proposed 43-unit cluster subdivision located on 18.5 acres in the R-B2 and R-O District on the east side of Liberty Ave. **(Public hearing scheduled for November 9<sup>th</sup>, 2006)**