



Incorporated Village of Port Jefferson  
Planning Board

**November 9, 2006**

**UNOFFICIAL MINUTES**

*Official Transcript from a stenographer will be forthcoming*

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.

**PRESENT:**

Jennifer Sigler  
Mark Brosnan  
Phil Schiavone

Ray DiBiase  
Cindy Suarez, Secretary  
Will Rau, Village Planner

*(Jim Burke, chairman recused himself from the hearing, Mark Brosnan stood in as chairman)*

**PUBLIC HEARING:**

Liberty Meadows LLC (# 027-04) Sec. 16 Blk. 8 Lots 7, 8.1, 8.2, 9, 10, 13.1, 18,  
23, 24, 25 and p/o Willoughby Street.

Public Hearing continued from April 25<sup>th</sup>, 2006 for a proposed 43-unit cluster subdivision located on 18.5 acres in the single family residence R-B2 District and the residence-office R-O district on the east side of Liberty Ave.

This hearing is a continuation of the public hearing from 4/25/06. The chairman announced that the 4/25/06 minutes are still part of the record. The Board members would like to hear new testimonies only and limiting them to three minutes.

Present for the applicant were Charlie Russo, attorney and Chic Voorhis from Nelson & Pope Engineers.

The applicants reviewed the 5/9/06 final engineering drawings, cut & fill analysis, Suffolk County health approval.

Architects, Francis Campani & Michael Schwarting reviewed the visual displays and models. Items discussed were, pedestrian sidewalks on the east side, retaining walls eliminated from the entrance and shown were photographs of the existing retaining walls Liberty Avenue.

Mr. Russo submitted all documents and there were no questions from the Board.

The Chairman asked the audience to come forward and form a line at the podium for questions to be directed to the Board members.

- Louise Harrison handed in letter from attorney

- Victor Viscante from the Setauket Homeowner's Association commended the exquisite development.
- C Fiore Roosevelt, councilman, handed in letter.
- Christine D'Ellasandro for Jack Richmond handed in letter.
- Jim Novar for Barbara Hagel handed in letter.
- John Romeda, resident supports application.
- Henry Randall for James Simon of Setauket handed in letter.
- Harry Ward of #211 Hallock Avenue, a resident since 1962 urges approval, handed in letter.
- Tom of #201 Liberty Avenue for Tom Moran of #408 Liberty Avenue handed in letter.
- Linda Wicks, Alice Street states the Planning Board did not deliberate the issues. She requests an EIS.
- Howard Wunderluch, present property owner spoke in favor of the project.
- Gary Vigliardi #26 Seaside Drive believes this is a positive application.
- Kenneth Baum lives across from the project and supports the application.
- Sean Cash #109 Liberty Avenue approves application.
- Cynthia Felia approves application.
- John Steiner #211 Thompson approves of application
- Ron Cohen #30 Landing Lane approves of application.
- Marge McCuen, Tuthill Street concerned with traffic issues.
- Carol Dunnigan #11 Alice Street concerned with traffic issues by Pineapple B&B.
- Lee Rosner #2 Dot Court endorses the proposal.
- Lou Johnson #115 Liberty Avenue questioned the engineering review, which is still under review by the Village Engineer, Kevin Koubek.
- Doug Norton #3 David Court believes the clustering of this project works.

There were no further comments from the audience.

Chic Voorhis explained the yields and the minor changes that have been made to the project. He discussed the access, the sight distance, and the retaining walls. He explained that the construction impacts would be minimized as much as possible. Storm water runoffs will be contained on site. The letter received from the Village Engineer, Kevin Koubek will be reviewed and all issues will be addressed.

The hearing was closed at 8:45PM.