



## Incorporated Village of Port Jefferson Planning Board

### Draft Agenda - December 14<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 – 7:15 Adopt minutes from 11/28/06
2. 7:15 – 7:20 Discuss and adopt meeting calendar for 2007
3. 7:20 – 7:30 Trustee Report

#### DEVELOPMENT ACTIONS:

##### Change-of-Use:

4. 7:30 – 7:45 Loretta Bove (# 050-05) Sec.21 Blk. 5 Lot 1

Consider proposed change from retail to office at 6 North Country Road. Property is zoned General Commercial C-2 and is located on the corner of North Country Road and Main Street (S.R. 25A).

##### Subdivisions:

5. 7:45 – 8:15 Liberty Meadows LLC (# 027-04) Sec. 16 Blk. 8 Lot 8.1, 8.2 +

Consider conditional approval for 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.

6. 8:15 – 8:30 Lisa Jaeger Sec. 014 Blk. 5 Lot 57.6

Consider proposed lot line modification of two (2) lots, Lot 1 having an area of 30,193 sq. ft. (.69 acres) and Lot 2 having an area of 34,711 sq. ft. (.80 acres), located in the Single Family Residence R-B1 District on the south side of the intersection of Jefferson Landing Circle and Old Post Road.

7. 8:30 – 8:45 The Olsen Asset Trust (# 100-06) Sec. 011 Blk. 04 Lot 1.015

Review proposed lot line modification for a land transfer of 1,988 sq. ft. between to parcels in the Single-Family Residence R-B2 District located on the south side of West Broadway approximately 315 feet west of Red Barn Lane.

##### Site Development Plans:

8. 8:45– 9:00 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

Set performance bond and acknowledge chair's signature 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.

9. 9:00 – 9:15      Seaside Management (# 102-06)      Sec. 12 Blk. 7 Lot 8

Consider site plan for Papa Joes located on the south side of West Broadway and within the Village's Central Commercial C-1 District.

10. 9:15 – 9:30      Seaside Management (# 103-06)      Sec. 12 Blk. 2 Lots 1 & 2

Consider site plan for the Steam room located on the south side of East Broadway and within the Village's Central Commercial C-1 District.