



INCORPORATED VILLAGE OF PORT JEFFERSON

PLANNING BOARD

88 North Country Road, Port Jefferson, NY 11777
Telephone: (631) 473-4744 Fax: 473-2049

Agenda - May 24, 2007

The Planning Board meeting is held on the 2nd 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 March 27/07 & April 26, 2007
2. 7:15 – 7:30 Trustee Report

PUBLIC HEARING:

3. 7:30 – 8:00 Gerard Constanzo (#110-07) Sec. 12 Blk. 7 Lot 2

Conditional use hearing for two residential apartments on the 2nd story of a pre-existing building located in the Central Commercial C-1 District on the east side of Barnum Avenue, approximately 200 feet south of West Broadway.

WORKSESSION/APPOINTMENTS:

4. 8:00 – 8:15 Grobe Sec. 22 Blk. 2 Lot 36.

Discuss sketch plans for a proposed three lot minor subdivision of 1.38 acres located in the single-family residence R-B2 District (15,000 sq. ft. min.) on the east side of Nicholas Street, approximately 300 feet south of Reeves Road.

5. 8:15 - 8:30 Gourmet Burger Bistro Sec. 12 Blk. 7 Lot 45

Discuss proposal for new retail food establishment located in the Central Commercial C-1 District on the south side of Mill Creek Road, approximately 100 feet west of Main Street.

DEVELOPMENT ACTIONS:

6. 8:30 – 8:45 Rodecker (# 111-07) Sec. 4 Blk. 2 Lot 18

Consider tree clearing and grading application for the proposed installation of inground swimming pool on a 1.1acre parcel located in the Single Family Residence R-A1 District (30,000 sq. ft. min.) on the corner of Crystal Brook Hollow Road and Waterview Drive.

7. 8:45 – 9:00 Caroleo (# 109-07) Sec. 18 Blk. 3 Lot 8

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Consider site plan for the existing 480 sq. ft. professional office building located in the Single-family Residence R-B2 District on the north side of North Country Road, approximately 75 feet east of Second Avenue.

8. 9:00 – 9:15 North Shore Professional Realty, LLC (# 029-04)

Sec. 17 Blk. 7 Lot 2
Sec. 21 Blk. 6 Lot 14.1
Sec. 21 Blk. 6 Lot 14.2

Consider granting six-month extension of conditional approval, review comments of the ARC and changes made to the proposed building elevations as well as to the site 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.

BOARD OF TRUSTEES REFFERAL:

9. 9:15 – 9:30 Backyard Grill, Inc. (# 112-07) Sec. 12 Blk. 3 Lot 8

Review referral for a seasonal outdoor dining permit. Property is located in the Central Commercial C-1 District, on the north side of East Main Street, approximately 80 feet east of Main Street.

10. 9:30 – 9:45 Pace's Steak House (#113-07) Sec. 12 Blk. 7 Lot 36.3

Review referral for a seasonal outdoor dining permit. Property is located in the Central Commercial C-1 District, north of Wynne Lane approx 100 feet west of Main St.

ZONING BOARD OF APPEALS REFERRAL:

No referrals received.