

May 24, 2007

PLANNING BOARD MINUTES

The Planning Board meeting is held on the 2nd floor of Village Hall in the courtroom, 121 West Broadway, and Port Jefferson, NY 11777. Applications are scheduled to begin at 7:30 p.m., or shortly thereafter.

PRESENT:

Jim Burke, Chairman
Phil Schiavone
Ray DiBiase
Jennifer Sigler
Mark Brosnan
Will Rau, Village Planner
Cindy Suarez, Secretary

PUBLIC HEARING:

GENERAL BUSINESS:

Phil Schiavone made a motion to adopt the minutes from March 27/07 & April 26, 2007, seconded by Jennifer Sigler, all in favor the vote was 5-0.

PUBLIC HEARING:

1. **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.

The landlord, Lorraine Mcallister and Deanna Costanzo were present. Ms. Mcallister explained that the subject building was built in 1965 and the two-second story apartments were never legalized.

The chairman opened the floor up to the public for comments.

Sandra Swenk, resident from prospect Street stated her disappointment in the way that the public notice was worded. It was confusing to understand.

There were no other comments from the public.

Jim Burke made a motion to close the hearing. Phil Schiavone seconded the motion; all in favor the vote was 5-0.

WORKSESSION/APPOINTMENTS:

2. **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.

Owner, Jack Grobe, and his son Alex Grobe were present. They presented the maps and reviewed the proposed plans. There are three existing families on the 1/38 acres of property.

Will Rau, Village Planner, discussed slope issues, clearing issues, and the area requirements. He also stated that the applicant is trying to acquire an easement through a neighbor.

Phil Schiavone questioned if the clustering could be done without variances.

Will Rau said it could be done without variances.

Phil Schiavone also suggested a cul-de-sac and feels that the applicant should take responsibility for that.

3. **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.

Francis Campani, Architect, and owner, Mike Napoli was present. They explained the proposed plan for the subject building. The Bistro would remain retail food and is a conditional use. There would be take out and 16 seats (eight double tables) for eat in.

Phil Schiavone made a motion to hold a public hearing on 6/28/07, Ray DiBiase seconded the motion, and all in favor the vote was 5-0.

DEVELOPMENT ACTIONS:

4. **Rodecker** (# 111-07) Sec. 4 Blk. 2 Lot 18

Consider tree clearing and grading application for the proposed installation of in ground 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.

Kathy Quigley of Swim King Pools and owners, Mr. & Mrs. Court were present. The proposed tree-clearing plan was discussed. They would like to remove 8 mature oak trees. Retaining walls will be put in high and low areas.

Phil Schiavone made a motion to approve the application, seconded by Ray DiBiase; all in favor the vote was 5-0.

5. **Caroleo** (# 109-07) Sec. 18 Blk. 3 Lot 8

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.

Mr. John LaValle, Attorney was present for the applicant. He discussed the professional use of the building and presented the site plan and explained that the plan shows adequate off street parking. The Board requested that head-in parking spaces be placed along the east side of the building, to discourage motorists from backing onto North Country Road.

The site plan will be on the Planning Board's 6/28th agenda for the chairman's signature.

6. **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.

Frank Toner, executive Vice President was present.

Items discussed were:

A crosswalk warning sign was added on the proposed island on the northeast side of the intersection of North Country Road and Belle Terre Road. Mr. Toner stated that he had met with Mather Hospital officials, who agreed to allow a sidewalk extension along Belle Terre Road, resulting in a continuous sidewalk from the intersection north to St. Charles Hospital.

The applicant has been following the USBC checklist.

The ARC's comments were discussed. They requested an improvement of the walking situation and landscaping on both sides of the walks. The changes requested were shown on the proposed plans.

The ARC also recommends that the middle of the west elevation be broken up with punched windows instead of spandrel glass and add color. The applicant presented three new renderings for the Board to choose from.

Discussion also included the lighting at the entries up on the parapet to be lined up with the columns.

The Nelson & Pope truck turn with loading zones plan dated 5/8/07 was discussed.

Jennifer Sigler made a motion to approve the elevations as presented on plan #3 for #70 North Country Road and plan #4 for #125 Oakland Avenue, Phil Schiavone seconded the motion, all in favor the vote was 5-0.

Phil Schiavone made a motion to approve the site revisions and approve for site amendment, Jennifer Sigler seconded the motion, and all in favor the vote was 5-0.

RESOLUTION:

On a motion made by Phil Schiavone, seconded by Jennifer Sigler, all in favor:

RESOLVED, that the Planning Board hereby grants a six-month extension for the conditionally approved site plan for the applicant North Shore Professional Realty, LP as requested by Frank Toner, Executive Vice President in a letter dated May 15, 2007.

BOARD OF TRUSTEES REFFERAL:

7. **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.

1. The referral did not include a scaled drawing to demonstrate that there is adequate space for the number of tables proposed.
2. Applicants must be able to demonstrate that adequate parking facilities are present.

The applicant was not present. A memo will be sent to the Trustees.

8. **Pace's Steak House** (#113-07) Sec. 12 Blk. 7 Lot 36.3

1. The referral did not include a scaled drawing which is needed to determine the appropriate amount of seating. The Village Code requires that 70 square feet be allotted for each table of 4 seats. No dimensions are indicated.
2. Outdoor dining areas must be located in such a way that pedestrian walkways are not obstructed. There are five tables that appear to obstruct walkways or access to the entrance of the premises.
3. Applicants must be able to demonstrate to the Board of Trustees that adequate parking facilities are available.

The applicant was not present. A memo will go to the Trustees.

The meeting ended at 9:30Pm

Respectively submitted,

Cindy Suarez, Secretary



Incorporated Village of Port Jefferson
Planning Board