

**August 23, 2007**

**PLANNING BOARD MINUTES**

**PRESENT:**

Jim Burke, Chairman  
Ray DiBiase  
Phil Schiavone  
Mark Brosnan  
Jennifer Sigler

William Rau, Village Planner  
Virginia Capon, Village Trustee  
Cindy Suarez, Secretary

**GENERAL BUSINESS:**

Ray DiBiase made a motion to adopt the minutes from July 26,2007, seconded by Phil Schiavone, all in favor the vote was 5-0.

Virginia Capon gave the trustee report. The steep slope code revisions and the exclusion for yield was discussed. The proposed code change has been sent to the Suffolk County Planning Commission. A public hearing is tentatively planned for October 2007.

**WORKSESSION/APPOINTMENTS:**

**Spiliotis**

Sec. 18 Blk. 1 Lot 11

Discuss expired approval, approved by the Planning Board on August 7, 1985, for a six lot major subdivision entitled Pine Hill Woods. The parcel is approximately 3.5 acres and located in the Single-Family Residence R-B2 District on the north side of Pine Hill Road.

Mark Lyon representing Gerasimas Inc. c/o Spiliotis was present. He presented the stamped approved map dated 8/7/195 for discussion. The map was never filed with the County Clerk. The stamped plan did not have health dept. approval.

The only new code added since the 1985 approval is the 60 percent clearing limitation.

The building envelopes were discussed. The road profile map was discussed.

The applicant will come back with a field topo and a marked plan of trees that are 9" caliber or larger to be removed.

There will be a two stage review process since this is considered a major sub division.

**Elliot (# 115-07)**

Sec. 12 Blk. 11 Lot 11

Discuss proposal for a mixed use (residence with an art studio) in an existing building on a lot with an area of 6,843 square feet The subject property is located in the Village's Residence-Office R-O District and within the Arts District on the corner of Tuthill Street and Main Street.

Bill Jaeger was present to represent Paul Elliot. He reviewed the proposed application. Items discussed were; occupancy of residence, tree

clearing, parking, use of art studio. The apartment is 600 sq ft and the studio is 1200 sq ft. There is not a tenant in mind yet.

The Board members requested a plan which would retain trees on the east side of the property, and provide additional amenities, such as landscaping.

The application is being put on the 9/25/07 agenda with a tentative public hearing schedule for 10/25/07.

Marmol (# 117-07) Sec. 21 Blk. 4 Lot 37

Discuss proposal for a conditional use permit for a retail food establishment at 1614 Main Street, in the General Commercial C-2 District on the west side of Main Street, approximately 120' south of Linden Place.

There were no appearances for this application.

DEVELOPMENT ACTIONS:

Katsaro (# 116-07) Sec. 6 Blk. 3 Lot 2

Consider tree removal application for 145 Oakwood Road. Applicant intends to remove nine (9) trees in order provide more open space in the yard. Property is approximately .60 acres and situate in the Single-Family Residence R-B1 District on the south side Oakwood Avenue.

Mr. Katsaro was present. He is a two year resident. He explained that the trees take over his property right up to the house and there is no yard for his children to play in and he has a dampness problem which cause mold and mildew from not getting any sunlight on the house.

The Board members recommended that after tree removal the stumps should be grinded down instead of bringing in machines and pulling up the roots which may cause extended damage to the property and house.

Phil Schiavone made a motion to approve the application for a Tree clearing and grading permit, seconded by Jennifer Sigler, all in favor the vote was 5-0.

Scandale (119-07) Sec. 6 Blk. 3 Lot: 2

Consider tree removal application for 117 Alden Drive.

Tony Bertolotti, building inspector, issued a verbal stop work order to the excavator on the jobsite. He informed the workman that a tree & grading permit was necessary to continue the work.

Mr. Scandale was present. He presented photographs of three trees that were already removed. He explained that a permit was issued for a detached garage and he needed to remove the trees and grade the area to build the garage. He was under the understanding that this was included in the current permit. He is presently under notice of violation.

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

ZONING AMENDMENTS:

Will Rau, Village planner, distributed and discussed the proposed Steep Slope Conservation Law. He explained that the proposal had gone to the Suffolk County Planning Commission. The Board members gave their concerns and ideas for changes to the way the code should read.

The meeting ended at 9:45 p.m.

Respectively,

Cindy Suarez