

April 26, 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

ABSENT:

Brian Harty, Trustee

WORKSESSION/APPOINTMENTS:

1. Edgar Enterprises (#024-04) Sec. 22 Blk. 2 Lot 36.

Discuss request to amend approved site plan for a proposed 4,800 sq. ft. warehouse addition in the I-2 District on the east side of Columbia Street.

The site plan approval indicates that the building is to be finished with a stucco exterior and the board has determined that painting the masonry with white waterproof paint an alternative proposed by the applicant is unacceptable and the conditions of the approval must be complied with. A letter will be sent to the applicant.

2. Invesco Affiliates ((# 005-04) Sec. 12 Blk. 6 Lot: 3.0
Sec. 12 Blk. 6 Lot: 4.1
Sec. 12 Blk. 6 Lot: 10

Discuss site plan for proposal to construct 53 residential units and 3,300 sq. ft. of commercial/office space located in the Central Commercial C-1 District on the south side of West Broadway.

Francis Campani was present for the applicant. She stated that a letter was received from the EPA with special procedures to be followed during construction.

RESOLUTION:

WHEREAS, on March 9th, 2006 the Planning Board granted conditional site plan approval for the proposal to demolish the existing fifty-two (52) unit motel use and construct three (3) new structures with fifty-three (53) apartments (47,420 square feet) consisting of twenty-one (21) ground floor one-bedroom apartments, sixteen (16) one-bedroom duplexes and sixteen (16) two-bedroom duplex units and 3,300 square feet of commercial office space (non-medical) with associated site improvements; and

WHEREAS, the subject property is 3.0 acres located in the Central Commercial C-1 District, on the south side of West Broadway (SR 25A), approximately 65 feet west of Barnum Avenue; and

WHEREAS, on May 11th, 2006 the Planning Board suspended its' conditional approval resolution thus tolling the statutory completion requirements of the Port Jefferson Village Code until such time as the Village of Port Jefferson's environmental consultant approves an acceptable proposal which mitigates any environmental issues caused by the Lawrence Aviation plume; and

WHEREAS, by memorandum dated April 5th, 2007 the applicant's architect requested that the suspension be lifted based on sampling information provided to the applicant from the U.S. Environmental Protection Agency (EPA); and

WHEREAS, by letter dated March 29th, 2007 the EPA reported that the levels of PCE, TCA and TCE, the suspected volatile organic compounds (VOCs) related to the Lawrence Aviation Industries Superfund Site, were below the EPA's screening levels and that further sampling is not necessary since a vapor intrusion pathway is not expected to exist; and

WHEREAS, the Planning Board finds that is no longer necessary for the Village's environmental consultant to approve an acceptable method of mitigation as there appears to be no adverse condition that would be detrimental to human health; and

WHEREAS, the Planning Board finds that it is not necessary to re-open SEQR as a result of this new information and that the negative declaration issued on November 10th, 2005 remains valid; and

NOW, THEREFORE on a motion of Ms. Sigler and seconded by Mr. Schiavone with all five (5) members voting in favor, it is hereby

RESOLVED, that the suspension is lifted on the conditional site development plan approval for the proposal to demolish the existing fifty-two (52) unit motel use and construct three (3) new structures with fifty-three (53) apartments (47,420 square feet) consisting of twenty-one (21) ground floor one-bedroom apartments, sixteen (16) one-bedroom duplexes and sixteen (16) two-bedroom duplex units and 3,300 square feet of commercial office space (non-medical) with associated site improvements; and BE IT FURTHER

RESOLVED, that all the conditions of the March 9th, 2006 approval still remain in effect with the exception of condition 13 and that the applicant has nine (9) months from the date of this resolution to satisfy those conditions and make application for the necessary building/demolition permits.

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| 3. <u>North Shore Pro, LLC (# 029-04)</u>
(F.K.A. P.J. Oakland Partners LLC) | Sec. 17 Blk. 7 Lot 2
Sec. 21 Blk. 6 Lot 14.1
Sec. 21 Blk. 6 Lot 14.2 |
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Review proposed building elevations for the approved site development plan to convert former nursing homes 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, project manager was present for the applicant/owner Dr. Fry. All 3 properties have been sold. There is now one ownership and it is not being treated as three separate parcels. It will be one medical park and a two-phase project. TPG Group is the architect.

Asbestos testing is in progress with a completion date of the end of May. Dept of Health inspection is in progress.

Renderings of selected exterior elevations were presented and discussed. The 125 Oakland Avenue building's existing brick will remain as the shell and will be stained. New windows and spandrel panels were proposed to replace the existing windows.

70 North Country Road will be a new building consisting of 80 % medical and 20% other offices.

According to the applicant, the Bank of Smithtown will try to coordinate the design of their building with that of the medical office buildings to encourage and reinforce "campus" concept of the site.

The third building will be a smaller version of the new building.

Other items discussed were; sewers, curbs, sidewalks, handicap ramps, crosswalk signs and the bond.

The ARC desires to meet with the applicant.

DEVELOPMENT ACTIONS:

4. Villagescapes (# 108-07) Sec. 5 Blk. 3 Lot 15

Consider application to remove trees from the rear yard of a single-family residence located in the R-B1 District on the northwest side of Sands Lane, approximately 1000' east of Peninsula Drive.

The applicant presented a landscape plan of the proposed project design as well as photos of the existing site. He explained that he is not clear-cutting, simply doing selective cutting. There will be new plantings added. The Planning Board determined the proposed landscape plan to be well conceived and sensitive to the site and had no objections to the selective removal of trees to accommodate the design.

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

DISCUSSION:

5. Lorraine McAllister, representative for Gerard Costanzo, property owner of #232 Barnum Avenue, Section 12, Block 7, Lot 2.

Applicant proposes to raise the height of the existing second story, which will require framing and a new roof. The maximum height is 35' and the proposed height is approx 29 – 30 feet. There will be full 8 ft high walls on the second floor. The two apartments up stairs will remain. The apartments are not on the C.O. for the building. The first floor retail is remaining. An ADA compliant parking space will be added.

Mark Brosnan made a motion to schedule a public conditional use hearing for the existing residential apartments on 5/24/07, seconded by Phil Schiavone, all members in favor, the vote was 5-0.

The meeting ended approx 9:30PM.

Respectfully submitted,

Cindy Suarez, Secretary



Incorporated Village of Port Jefferson
Planning Board