

**INCORPORATED
VILLAGE of PORT JEFFERSON**

121 West Broadway
Port Jefferson, NY 11777
Tel. (631) 473-4744 Fax (631) 473-2049
www.portjeff.com

January 13, 2011

DRAFT PLANNING BOARD MINUTES

PRESENT:

Gladys Gentile, Chair (GG)
Tom Vulpis (TV)
Jen Sigler (JS)
Lou Johnson, alternate member (LJ)
Denise Harrington, Village Planner (DH)
Cindy Suarez, Secretary (CS)

ABSENT:

Ray DiBiase (RD)
Alexis Spryrou (AS)
Trustee Lee Rosner (LR)

The Board convened at 7:00 pm in the first floor conference room.

WORKSESSION

Minutes of 11/18/10 approved.
Unanimous.

MISCELLANEOUS MATTERS

Cash security: Board recommends the Village Attorney draft a model agreement for posting cash security for subdivision maps and/or site plans as appropriate.

Map of Jefferson Hollow applicants request for dedication of road to the Village referred for engineering review and comments from the Highway Dept Superintendent.

Board will schedule a work session one week before each regular meeting.

Water's Edge Apartments & General Office Complex

Action: Scope of Draft Environmental Impact Statement

Zoning: C-1 and RB-2

Applicant: John Scoglio

SCTM: Sec. 11--Bk. 6--Lot 18, 19, 20, 21.1, 22.1, 23.1, 24.1 & 25

Application: 422-09MV (ZBA) & 177-10PS (PB)

Comments are not complete at this time.

HEARINGS

Site Plans

251 East Oakland

Action: Site plan amendment

Location: 251 East Oakland Ave

Zoning: C-2

Applicant: James Barker, Roanoke Realty Partners

SCTM: Sec. 21, Blk 6, Lot 13.3

Application: #210-10RD

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Present: Mike Morbillo, Architect

Hearing adjourned to next meeting.

(See Certified Transcript)

225 Main Street

Action: Change of use, conditional use & site plan application

Location: 225 Main Street

Zoning: C-1

SCTM: Sec.12, Blk.3, Lot 6

Application: 212-10JS

Present: James Santora, Project Manager

Existing vacant conditional retail food establishment to conditional restaurant use with ancillary permitted retail use.

Approved.

(See Certified Transcript)

DECISION CALENDAR

1500 Main Street

Action: Site plan amendment

Location: 1500 Main Street

Zoning: C-2

Applicant: Khosrow Resvani & Jeong-Sik Resvani

SCTM: Sec. 21, Blk, 4, Lot 13

Application: 136-08

Approved, unanimous.

(See Certified Transcript)

Meeting adjourned 9:30PM.

Respectfully submitted,

Cindy Suarez, Secretary