



**INCORPORATED  
VILLAGE OF PORT JEFFERSON**

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**PLANNING BOARD**

Chair  
James Burke

Members  
Phil Schiavone  
Jennifer Sigler  
Mark Brosnan  
Ray DiBiase

Village Planner  
Will Rau

Secretary  
Cindy Suarez

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**MINUTES**

**January 24<sup>th</sup>, 2006 at 7:00 p.m. - Village Hall - 121 West Broadway**

**PRESENT:** All Board Members  
Barbara Ransome, Trustee  
Will Rau, Village Planner

**GENERAL BUSINESS:**

1. **7:00 – 7:20** The minutes of 11/10/05 & 12/13/05 were approved as amended
2. **7:20 – 7:30** The trustee report was given by Trustee Barbara Ransome  
Items discussed were:
  - Tax hikes
  - Windscreens for the skating rink
  - The final thank you party for the Dickens festival at The Village Center was a huge success
  - Mayor Mike Lee is away for three weeks
  - There was a public information meeting /hearing about the parking issues.
  - LISEC is beginning the plans on the little gray house/children's museum
  - Fund raisers will begin to raise money for the little gray house/children's museum

**DEVELOPMENT ACTIONS:**

**Land divisions:**

3. **7:30 – 7:45** Spanos (#053-05) Sec. 22 Blk. 2 Lot 22

Public hearing for a minor subdivision application for two existing lots that have merged, the property is located in the R-B2 District on the north side of Jamaica Avenue, approximately 200' east of Columbia Street.

The expeditor for the Spanos applicant, Mark Lyons, gave a brief description of the application and then introduced the applicant's attorney, John Andrews. Mr. Andrew's explained the history of the property. He reviewed the dates of transfers of the property. He also went over the building permit information and the Zoning Board of Appeals #338-05 decision from October 2005 which granted the request with conditions.

Residents from #18 Woodside Avenue spoke. Their property borders this lot and there are concerns about the application. .

Dean Spanos, property owner and applicant, explained that the garage's extended roof (which may extend into the adjacent property) would be removed from the existing structure. He wishes to improve the property by building a rental property. He assured the Board and the public that he intended to live next door and that the rental property would be well maintained.

Phil Schiavone made a motion to close the hearing. Seconded by Mark Brosnan. All in favor 5 - 0.

**7:45 - 8:30**    Liberty Meadows LLC (# 027-04)    Sec. 16 Blk. 8 Lot 8.1, 8.2 +

Discuss environmental issues and consider determination of significance for the 43-unit cluster subdivision located on 18.5 acres in the R-B2 District on the east side of Liberty Ave.

Will Rau reviewed part III. He told the Board that he is leaning towards a negative declaration. He would like the sewer situation to be addressed. The Board discussed the concerns of the sewer capacity. Suffolk County Health code, article 6 requirements would like to see something in writing about the capacity from the county. The Suffolk County Health Department requires 20,000 sq feet per lot area for on site septic systems. The applicant will either have to decrease the number of units, satisfy the default in lot area with land credits elsewhere or hook up to sewer district. The Planning Board would prefer a hook up to the sewer district.

Phil Schiavone said he would like the soil conditions addressed through more test borings.

Will Rau reviewed the grading issues. He'd like to minimize cut and site disturbance. The cut & fill analysis was discussed. Suggestions were discussed for movements to minimize excavation and eliminate some roads. There are going to be approximately 1100 truck loads of soil to be removed and a couple of months of activity.

Chic Voorhis of Nelson & Pope, spoke in reference to the CAC letter and said that the issues mentioned in the letter will be addressed.

The Board discussed the retaining walls. They have concerns with the material that the walls will be made with and the height of the walls.

Will Rau mentioned that section 250:28 of Village code does not prefer a uniform structure design.

Ray DiBiase would like to reach out to the DOT for the correct location of a traffic light to be considered. He suggested that the applicant post a bond to cover 50% of the cost of the signal, as proposed by the applicant, which would expire if no agreement on a location were reached.

The Board members discussed the site disturbance plan. The plan only shows the tress, which are being removed. The members would like to see an inventory of what is being saved and left remaining.

Discussion ended.

Site plan and conditional use permits:

4. **8:30 – 8:45**    320 Main Street (#037-05)                      Sec. 12 Blk. 7 Lot 25.6

Pre-submission conference to consider proposed changes to the entry on existing two-story building on Main Street (S.R. 25 A) located in the Village's Central Commercial C-1 District.

Architect John May proposed adding 32 square feet to the existing one story portion of the northeast corner of the building. He would like to make the interior space more usable. There will be a new foundation tied into the existing foundation. The additional 32 square feet will not affect existing parking requirements. His proposal will be considered an amendment to the original site plan.

Jim Burke made a motion to approve the application subject to receipt of the documents. Seconded by Phil Schiavone. All in favor 5 - 0.

5. **8:45 – 9:15**    Invesco Affiliates Ltd. (# 005-04)                      Sec. 12 Blk. 6 Lot 4.1 +

Discuss site issues and proposed changes for a site plan application to construct 53 residential units and 4,200 sq. ft. of commercial/office space. The property is located in the Central Commercial C-1 District on the south side of West Broadway.

Francis Campani, architect, showed the proposed site plan to the Board. They discussed the West Broadway entrance. A sketch plan will be sent to the DOT for comments

The Board discussed the design sketches and the views of the site. They discussed the trellises, railings, columns, a continuance pathway and possible clapboard on the lower half of the buildings with paint on top. The plan will be sent to the ARC for comments.

Francis Campani requested a meeting with Suffolk County Dept of Public Works.

6. Chairman, Jim Burke signed the approved subdivision plans for The Highland Commons to be filed in the County Clerk's office.

The meeting was closed at 9:45PM.