

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

February 16, 2011

PLANNING BOARD MINUTES

PRESENT:

Gladys Gentile, Chair (GG)
Ray DiBiase (RD)
Tom Vulpis (TV)
Jen Sigler (JS)
Alexis Spryrou, alternate member (AS)
Denise Harrington, Village Planner (DH)
Cindy Suarez, Secretary (CS)
Trustee Lee Rosner (LR)

ABSENT:

Lou Johnson, alternate member (LJ)

The Board convened at 7:00 pm in the second floor court room.

WORKSESSION

Trustee Rosner gave the following report:

- Dept head interviews for the building department are in process.
- Master Plan draft is in effect.

Minutes of 1/13/11 approved, unanimous. (AS & RD no vote)

HEARINGS

Public hearings began at 8:00PM

Site Plans

251 East Oakland

Action: Site plan amendment (continuation of 1/13/11 hearing)

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

Present: Michael Morbillo, Architect

(Closed & approved subject to conditions)

See Certified Transcript

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John T. Mather Memorial Hospital Solar Array

Action: Site Plan Amendment

Location: 75 North Country Rd.

Zoning: P-O

Applicant: John T. Mather Memorial Hospital

SCTM: Sec. 17, Blk. 3, Lot 3.2

Application: 208-10PS

Present: Wayne Shattes & Stuart Fisher
(Adjourned to 3/10/11)

See Certified Transcript

MISCELLANEOUS

Map of Jefferson Hollow

Action: Bond amount revision for Major 6 lot subdivision

Location: 3.05 acre parcel located at 647-649 High Street

Zoning: RB-2

Applicant: Richard Nelin c/o Jefferson Hollow, Inc.

SCTM: Sec. 17--Bk. 2--Lots 13, 14

Application: #131-08

Present: Richard Nelin
(Closed & approved)

See Certified Transcript

12 Walnut Street

Action: Extension of time for site plan.

Zoning: C-2

Applicant: Matt Covati & Karl Janhsen

SCTM: Sec. 21, Blk. 5, Lot 14

Application: #158-08JS

(Approved)

See Certified Transcript

TOAST

Action: Amendment of conditions **Location:** 240-242 East Main St.

Zoning: C-1

Applicant: Terrence Scarlatos c/o Kuddage Inc. a/k/a TOAST

SCTM: Sec. 12, Blk. 3, Lot 8

Application: #209-10GG conditional use and site plan

Present: Charles Kenny, Atty.

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Tsunis & Gasparis, LLP for Kinga Koreh

Action: Land division extension of time

Location: 32 Overton Ave

Zoning: RB-2

Applicant: Kinga Koreh & Joan Rubenstein

SCTM: Sec. 21, Blk. 3, Lot 15.2

Application: 182-09GG (PB)

Present: John Tsunis, Atty.

(Approved)

See Certified Transcript

Tree Clearing & Grading Applications

501 Old Post Rd

Action: Removal of four trees

Zoning: RB-2

Applicant: Rob Marianetti c/o Hurricane Tree Experts for Kevin & Ellen Bolier

SCTM: Sec. 15, Blk. 5, Lot 16

Application: #214-11RD

Present: Kevin Bolier

Application approved as presented subject to following condition:

1. Tree stumps to be ground down.

TV moved to adopt a neg dec, unan.

JS moved to approve application as presented, unan.

Meeting adjourned 9:30PM.

Respectfully submitted,

Cindy Suarez, Secretary