

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

March 10, 2011

PLANNING BOARD MINUTES

PRESENT:

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

ABSENT:

Alexis Spyrou, alternate member (AS)

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

WORKSESSION

Trustee report (LR):

- Announcement of Jennifer Sigler as the new interim Director of Development. She will be on leave of absence from the Planning Board during her period of service hereto.
- Alexis Spyrou has been moved from alternate to permanent member.
- GG to draft a memo regarding code change referring to alternate Board members.
- BOT requests the Planning Board to assume responsibility of approving and issuing Seasonal Outdoor Dining Special Permits as per section 250-28 of the Village Code.
- PB accepts the BOT's request and will draft a memo to the BOT with comments on amending the code referring to section 250-28.

The Board discussed the following;

- 2/16/11 minutes approved as amended, vote unan.
- Draft Master Comprehensive Plan committee has 2 more meetings left, the next on is 3/16/11. Members to send comments to RD.
- Proposed revisions to 250-52D6 & 220-44 for Clustered Subdivisions were discussed and supported by the members. A memo will be drafted with recommended changes to Village Code section 220-17(c).
- LJ moved to appoint RD as acting chair during the period of 3/12/11 thru 3/22/11, approved unan.

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

Applications:

Map of Jefferson Hollow

Action: Review final plat & declarations

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: Linda Margolin, Attorney & Michael Nelin

LM explained that the SCH department is delaying their process.

Applicant is requesting a schedule for the bond of the new itemization on Village's letterhead.

The signed plat will not be released until bond in place.

Applicant can post a cash bond and certify funds to the Village with reference to "Map of Jefferson Hollow performance undertaking".

- **Water's Edge Apartments & General Office Complex**

Action: Review new proposed site plan

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)

Members reviewed and discussed the revised proposed site plan proposal.

Items discussed were; road alignment, façade, windows, street lighting, walkway, streetscape and parking.

Comments to be drafted and sent to the applicant.

HEARINGS

Site Plans

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 Shatees, Stuart Fisher

Continued from 2/16/11

Hearing closed 3/10/11

(See certified transcript)

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

C&C Collision

Action: Site Plan Amendment

Location: 26 Texaco Ave.

Zoning: P-O

Applicant: Charles Dassaro

SCTM: Sec. 21, Blk. 4, Lot 8.2 & 10

Application: 197-10MB

Adjourned to 4/14/11

(See certified transcript)

TREE CLEARING & GRADING APPLICATIONS

317 W. Broadway

Owner: Bryan W. Sinram

Action: Removal of (3) trees.

Zoning: 317 W. Broadway/37 Boulder Court

Applicant: Bryan W. Sinram

SCTM: Sec.11, Blk. 6, Lot 4

Application: #217-11GG

Present: James Willis, representative for applicant

Two lots north and south of each other.

Boulder is a paper street.

Photographs were reviewed and proposed plan was discussed with Mr. Willis.

RD moved to adopt a negative declaration, vote unanimous.

TV moved to approve the application as presented subject to conditions as follows:

1. Amend plan to include a note that proposed tree removals to be conducted with a boom truck.
2. Stumps and tree root systems not to be removed, stumps to be cut flush with the ground.

Meeting adjourned 10:00PM.

Respectfully submitted,

Cindy Suarez, Secretary