

PORT JEFFERSON VILLAGE PLANNING BOARD

MINUTES of March 22, 2005

PRESENT J. Burke Trustee Barbara Ransome
R. Coughlin
P. Schiavone
J. Sigler

ABSENT M. Brosnan

The meeting was called to order at 7:00 p.m.

MINUTES

The minutes of February 15, 2005 were approved as amended.

APPOINTMENTS / PRESUBMISSION CONFERENCES

011.00 06.00 020.000, 021.000

JOHN SCOGLIO

BEACH STREET / SHELDRAKE AVENUE – REVIEW SITE PLAN CONDITIONS

Will Rau, Village Planner, presented photographs to the Board. A decision on this matter should be made at this meeting.

There was discussion regarding the lack of site plan compliance, as well as the Town of Brookhaven, the DEC and the Army Corp of Engineer permits. The Board noted that there are more boats stored and on display than the property can handle.

On a motion by Phil Schiavone, seconded by Jennifer Sigler, the Board agreed to grant a temporary, 45-day extension of the existing conditional use to expire on April 30th, 2005. No further extension will be granted until the following actions and activities take place:

1. The Board is to receive copies of all existing and pending leases and permits with the Town of Brookhaven, the DEC and the Army Corp of Engineers
2. All landscaping must be completed as per the previously approved site plan.
3. Reconstruction of the damaged bulkhead and the installation of the travel lift shown on the approved site plan should be under construction.
4. Reconstruction of the existing wood pier and installation of floating docks as per approved site plan should be under construction
5. Copy of the survey and Title Guarantee confirming ownership and with meets and bounds.

The show-of-hands vote was 4-0.

WHEREAS, on August 12th, 2003 the Planning Board granted approval for a conditional use permit for Islander Boater for the storage of boats on a .73 acre parcel in the Marina-Waterfront MW District, on the east side of Beach Street, approximately 1,100 feet north of West Broadway (S.R. 25A) and west of Port Jefferson Harbor (SCTM No. 206-007-01-005); and

PORT JEFFERSON VILLAGE PLANNING BOARD

MINUTES of March 22, 2005

WHEREAS, on August 13th, 2004 the conditional use expired and on November 11, 2004 the Planning Board received a new application (#031-04) for re-approval of the boat storage use; and

WHEREAS, a conditional use hearing was held on the evening of January 25, 2005, the hearing was closed the same evening; and now therefore be it

RESOLVED, that the conditional use permit application (#031-04) for Islander Boater for boat storage on a .73 acre parcel in the Marina Waterfront MW District is hereby approved for a period of forty-five (45) days and subject to the following conditions:

1. Applicant submits copies of all leases, permits (existing & pending) from all involved parties (N.Y.S. D.E.C., Army Corp of Engineers, Town of Brookhaven, etc.)
2. All landscaping will be installed as per previously approved site plan prepared by Hawkins Webb Jaeger Assoc. P.C., dated February 2003.
3. Reconstruction of damage bulkhead and installation of travel lift.
4. Reconstruction of wood pier and floating dock as per approved plans.
5. Submission of title certification
6. Submission of a final survey showing all required improvements.
7. Limit the transporting of boats to and from the site to Monday through Friday between the hours of 7:00 a.m. to 4:00 p.m.. No boat moving on public streets during weekends.
8. No forklifts to be used on public streets; boats must be trailered by licensed trucks.
9. No prep work at the site, approval is for storage only.
10. No flammable or toxic material stored on site.
11. No banners or seasonal display sign; permanent signs subject to separate permit and code approval.
12. Conditional use permit to be reviewed in forty-five (45) days from date of this decision.

A letter will be sent to Mr. Scoglio regarding the Brook Road parcel, which is also in noncompliance.

012.00 07.00 025.006

320 MAIN STREET – CHANGE OT ENTRY

The ARC comments were reviewed by the Board. The Board is not in favor of the change as it is shown on the site plan. There is concern that the building is losing its characteristic that is typical of the streetscape within the surrounding area. The ARC will also be notified of the Board's concerns.

Also missing from the drawing was the parking calculation indicating previous use with those parking calculations and for the proposed use and its requirements. The gross square footage should also be indicated on the revised site plan.

012.00 06.00 004.001

HERITAGE INN / INVESCO AFFILIATES, LTD - CONSTRUCT 52 RESIDENTIAL UNITS AND 6,000 SQ. FT. OF COMMERCIAL/OFFICE SPACE.

PORT JEFFERSON VILLAGE PLANNING BOARD

MINUTES of March 22, 2005

Frances Campani and Michael Schwarting, Architects, were present for this application. The Board was shown the revised site plan which is proposing 53 units. The architects presented two different proposals, both plans minimize the three-story effect.

Chick Voorhis was also present. He discussed the environmental issues in the nearby wetlands, as well as the curb cuts and the trip generation.

Mr. Rau informed the Board that this is a Type I application. Once the application is complete, coordination will begin with Suffolk County Planning, the DEC, etc. A Conditional Use Hearing is required, and SEQRA requirements must be met.

016.00 08.00 008.001, 008.002 etc.

LIBERTY MEADOWS

LIBERTY AVENUE – SUBDIVISION

Charles Russo, Attorney, John Tsunis, and Chick Voorhis, were present. The Board discussed the approved plan of no more than 30 units. Chick Voorhis requested comments.

Will Rau, Village Planner suggested that the proposed plan does not adequately protect the slopes; the layout is not the best for this site. Attached or semi detached units would be a better way to preserve the wooded land and slopes.

Phil Schiavone stated that this plan almost disregards the amount of cuts and fills required. He, too, agreed that the proposal should include some attached and some detached homes.

Mr. Voorhis he will review the recommendations from Mr. Rau.

Mr. Rau stated that the village has never approved a cluster of this size.

Barbara Ransome had the Board clarify the yield and type of units permitted.

The Planning Board would like to see a plan with the possibly four or five buildings with a yield of 30 units.

The applicant would like to keep the units detached because he stated that that's what the zone calls for. In his opinion, if he attaches the units, the site is devalued.

Phil Schiavone clarified that that it is a marketing decision, not a zoning decision.

A full-blown preliminary application plus the environmental assessment form is necessary to begin the SEQRA process.

Mr. Schiavone also requested a cross section of the property. Mr. Tsunis replied that he will provide a three-dimensional plan if possible..

The applicant mentioned the Riveria and Harborview condominiums projects. Mr. Voorhis will come the Building Department to look at both of those files.

PORT JEFFERSON VILLAGE PLANNING BOARD

MINUTES of March 22, 2005

017.00 07.00 001.002

K. KIM

30 OAKLAND AVENUE – RETAIL TO PERSONAL SERVICE

Will Rau submitted a resolution to approve this application. The new signage that is required will be approved by the ARC.

On a motion by Phil Schiavone, seconded by Robert Coughlin, the Board approved the change of use from retail to personal service as per the Village Planner's recommendation,. The show-of-hands vote was 3-0. Jennifer Sigler was excused early.

DISCUSSION

012.00 07.00 026.001

PRINTERS DEVIL

SEASONAL OUTDOOR DINING

The Board reviewed the application and drawing received from the Village Clerk for outdoor dining at this location.

The Board agreed that this is not a good place for the seating. The seating also displaces parking spaces. Seating for outdoor dining would be more appropriate on the west side of the building.

NEW BUSINESS

N/A

OLD BUSINESS

N/A

GENERAL BUSINESS

TRUSTEE REPORT

Trustee Ransome reported:

- The Building Department has yet to find a secretary to replace Jean Jackson, and the Fire Marshal has not been replaced.
- Invitations have been sent out to the volunteers.
- The progress on the Steel Building was updated.
- The legal agreement between LISAC and the Children's Maritime Museum is moving along.
- There will be an Easter Egg Hunt on March 27th.

The meeting was closed at 10:20 p.m.

PORT JEFFERSON VILLAGE PLANNING BOARD
MINUTES of March 22, 2005

Reviewed Approved _____

Cindy Suarez Planning Board Secretary