

MINUTES of April 26, 2005

1 **DISCUSSION**

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3 **SECTION 7, BLOCK 1, LOT 5**

4 **ISLANDER BOAT CENTER**

5 **WEST BROADWAY – EXTENSION OF CONDITIONAL USE PERMIT**

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7 Mr. Scoglio requests a temporary extension until the next Planning Board meeting. The lease and
8 approvals from Brookhaven were submitted to the Board which were requested by the Board.

9

10 Violations still exist. The boats are now being stored on Sheldrake, and the forklifts are still operating on
11 Beach Street.

12

13 This matter will be continued at the May meeting.

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15 **SECTION 12, BLOCK 6, LOT 004.001**

16 **HERITAGE INN / INVESCO AFFILIATES, LTD - CONSTRUCT 52 RESIDENTIAL UNITS AND**
17 **6,000 SQ. FT. OF COMMERCIAL/OFFICE SPACE**

18

19 Frances Campani and Michael Schwarting, Architects, were present for this matter. The application is
20 ready for a public hearing. It is a Type I Action. The Conditional Use Hearing will be held May 18, 2005.

21

22 On a motion by Phil Schiavone, seconded by Mark Brosnan, the Board voted on the following resolution.

23 The show-of-hands vote was 3-0.

24

PORT JEFFERSON VILLAGE PLANNING BOARD

MINUTES of April 26, 2005

1 RESOLVED, that a public hearing is hereby scheduled for 7:30 p.m. at the Port Jefferson Village Hall, on
2 May 18th, 2005 for the Site Plan/Conditional Use Permit application for Invesco Affiliates LTD for
3 proposal to construct 53 residential units and 4,200 sq. ft. of office space with associated site
4 improvements, on 3.7 acres situate in the Central Commercial C-1 District, on the south side of West
5 Broadway (S.R. 25A), approximately 65 feet west of Barnum Avenue.

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7 On a motion by Robert Coughlan, seconded by Mark Brosnan, the board voted on the following
8 resolution. The show-of-hands vote was 3-0.

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10 WHEREAS, a site plan/conditional use permit application for Invesco Affiliates LTD. has been received
11 by the Planning Board to consider a proposal to construct 53 residential units and 4,200 sq. ft. of office
12 space with associated site improvements, on 3.7 acres situate in the Central Commercial C-1 District, on
13 the south side of West Broadway (S.R. 25A), approximately 65 feet west of Barnum Avenue; and

14
15 WHEREAS, the project meets the criteria for classification as a Type I Action, pursuant to Article 8 (State
16 Environmental Quality Review Act, SEQRA) of the New York State Environmental Conservation Law
17 and pursuant to Chapter 129 Environmental Quality Review of the Port Jefferson Village Code; and

18
19 WHEREAS, the Planning Board has identified Suffolk County Department of Health Services, Suffolk
20 County Department Public Works, New York State Department of Transportation and New York State
21 Department of Environmental Conservation as involved agencies; and now therefore be it

22
23 RESOLVED that the Planning Board hereby commences SEQR and LEAD AGENCY coordination with
24 the above referenced involved agencies.

PORT JEFFERSON VILLAGE PLANNING BOARD

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1 This matter will be sent to the ARC for review.

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3 **SECTION 17, BLOCK 2, LOT 14.1**

4 **RICHARD NELIN – JEFFERSON HOLLOW**

5 **HIGH STREET – 6 LOT SUBDIVISION**

6

7 A public hearing will be scheduled May 18th, 2005..

8

9 Mr. Rau stated that there is a section of the code that states the Planning Board can alter the required
10 setback. The proposed setbacks and zoning were discussed.

11

12 On a motion by Mark Brosnan, seconded by Jim Burke, the Board agreed to the following resolution. The
13 show-of-hands vote was 4-0.

14

15 RESOLVED, that pursuant to § 7-728 of Village Law, a public hearing is hereby scheduled for 7:30 p.m.
16 on May 18th, 2005 at Port Jefferson Village Hall, for the preliminary plat entitled Jefferson Hollow, Inc., a
17 six (6) lot subdivision situate in the Single-Family Residence R-B2 District on two parcels totaling 3.05
18 acres on the east side of High Street, approximately 130 feet north of the intersection of Maiden Lane and
19 High Street.

20

21 **SECTION 12, BLOCK 7, LOT 45**

22 **MILL CREEK ROAD PROJECT – PASTA PRONTO**

23 **MILL CREEK ROAD – CHANGE OF USE**

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25 A memo was distributed to the Board written by Will Rau, Village Planner.

PORT JEFFERSON VILLAGE PLANNING BOARD

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The site plan approval was discussed as to the approved uses, which had been changed. To the best of Mr. Rau's knowledge, the parking fees have not been paid. This proposed use is an expansion of the nonconforming use to 2800 sq. ft. The approval was for 1600 sq. ft. This proposal will need ZBA approval.

The applicant is increasing the degree of nonconformity. The Board is still awaiting parking fees, a revised plan showing each use, and submission of four copies of the revised plan for signature.

The Planning Board is referring this application to the Zoning Board of Appeals.

SECTION 12, BLOCK 7, 47.1
PORT JEFF LLC – CHANDLER SQUARE
MAIN STREET AND WEST BORADWAY

Alan Wachner was present for this matter. The applicant wants to change the windows to sliding doors on the north side of the building. The Board would like a revised submission that shows the proposed improvements only.

Barbara Ransome questioned whether or not that would increase the outdoor dining. The answer was that it is not.

The Board has not received comments from the ARC.

SECTION 18, BLOCK 3, LOT 9
CONCERN FOR INDEPENDENT LIVING

PORT JEFFERSON VILLAGE PLANNING BOARD

MINUTES of April 26, 2005

1 **NORTH COUNTRY ROAD – 6 MONTH EXTENSION OF APPROVED SITE PLAN**

2 Site plan approval will expire, and the applicant is requesting a six-month extension. Health Department
3 approval has been granted.

4
5 On a motion by Phil Schiavone, seconded by Mark Brosnan, the Board granted a six-month extension of
6 the site plan approval for this site as per the following resolution: The show-of-hands vote was 4-0.

7
8 **RESOLVED**, that the site plan/conditional use permit application for Concern for Independent Living
9 (#006-04) for the proposed construction of the 2-family residence on a .97 acre parcel, located in the
10 Residence-Office R-O District on the south side of North Country Road (C.R. 20) approximately 700' west
11 of Columbia Street is hereby extended until October 27th, 2005, at the request of the applicant's
12 representative Kenneth Church of DeLaCour & Ferrara Architects, P.C.

13

14 **SECTION 21, BLOCK 4, LOT 35**

15 **FAUSTO NUNEZ**

16 **1608 MAIN STREET – CHANGE OF USE APPLICATION**

17
18 This application is for a change of use from retail to personal service, a barbershop. It was mentioned that
19 there is a barbershop next door that already exists. Presently, a music store exists at this site. The proposal
20 is for a three-chair barbershop.

21
22 On a motion by Robert Coughlin, seconded by Phil Schiavone, the Board approved this proposal as
23 presented. The show-of-hands vote was 3-0.

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MINUTES of April 26, 2005

1 **NEW BUSINESS**

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3 **DANFORDS ON THE SOUND**

4 **RENEWAL OF OUTDOOR DINING SPECIAL PERMIT**

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6 John Vinicombe, Facility Manager, was present for this matter. Barbara Ransome stated that the Board
7 was in favor of this application. A bench that previously existed on the site will be given to Harborfront
8 Park. The number of tables has to be clarified. After the Planning Board makes its recommendation, the
9 Board of Trustees gives the final approval.

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11 On a motion by Mark Brosnan, seconded by Phil Schiavone, the Board voted to send a favorable
12 recommendation to the Board of Trustees for the proposed plan for outdoor dining. The applicant must
13 show the correct number of tables. The show-of-hands vote was 3-0.

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15 **PROPOSED CODE CHANGE**

16 **235 TRAILERS**

17

18 Trustee Faulkner wrote a memo which the Board will review and make comments to the Trustees.

19

20 **PARKING MORATORIUM**

21 A submission from the meeting between Barry Warren and the Trustees was presented to the Board. On
22 May 23rd there will be a joint meeting with the Board of Trustees and the Parking Committee. The
23 Trustees would like input from the Planning Board.

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PORT JEFFERSON VILLAGE PLANNING BOARD

MINUTES of April 26, 2005

1 **OLD BUSINESS**

2 N/A

3 **GENERAL BUSINESS**

4 **TRUSTEE REPORT**

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6 Trustee Ransome reported:

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- The budget was approved. It is a \$5.5 million budget.
- The Village set rates to receive money for workshops, etc.
- A preliminary draft of the storm water plan was approved.
- Many letters are coming in regarding the Liberty Meadows project.
- June 11 not June 4th will be the date to dedicate the steel building.
- Cindy Suarez was hired as secretary to Building, Planning and Zoning replacing Jean Jackson.
- The halfway house at the Country Club had to remove the pizza ovens and the beer on tap awaiting Board of Health approval.

The meeting was closed at 10:00 p.m.

Reviewed Approved _____

Jean Jackson, Planning Board Secretary