

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

May 12, 2011

PLANNING BOARD MINUTES

PRESENT:

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

ABSENT:

Jen Sigler, Interim Director of Development (JS)

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

WORKSESSION

The Board moved to approve the minutes of 4/14/11 as amended, vote unan.

DH distributed a staff memo regarding clustered subdivisions. Member's comments needed by 6/16/11 meeting.

Possible Planning Board work session for 6/7/11 4:00PM.

Trustee report (LR):

- Renovations began at the building department. A conference room will soon be available at that location.
- The building department is in the process of getting an automatic attendant phone system.
- Historical aerial photographs are now available on cd at the building department.
- The BOT is making an effort to get an overhead projector to review plans, etc. at meetings.

MISCELLANEOUS

Holly W. Fils-Aime

Action: Waiver for structure in front yard. Type II action.

Location: 116 Belle Terre Rd.

Zoning: RB-2

SCTM: Sec. 9, Blk. 5, Lot 6

Application: 221-11AS

Planning Board Contact: Alex Spyrou

Present: Holly W. Fils-Aime, property owner & John Poulianos, G.C.

Applicant presented:

- Ariel photograph showing the consistency of homes in the area.
- Study model.
- List of property owners that have been informed of the proposed project and that have no objections.

RD moved to approve the application as presented with no conditions, vote unan.

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PUBLIC HEARINGS 8:00PM

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
Planning Board Member Contact: Ray DiBiase
(Postponed from 3/10/11 & Continued from 4/14/11)

At the applicant's request the hearing was held over to 6/16/11.

Robert Seeley

Action: Two lot minor subdivision
Location: 514 West Broadway
Zoning: RB-2
Applicant: Robert Seeley c/o Hawkins Webb Jaeger, Matthew Crane, LS
SCTM: Sec. 11, Blk. 1, Lot 24
Application: 215-11TV
Planning Board Member Contact: Tom Vulpis
Present: Robert Seeley, property owner, Matt Crane, Architect and Michael Strauss, Attorney
(Adjourned from 4/14/11) (Continued to 6/16/11)

See Certified Transcript

TREE CLEARING & GRADING APPLICATIONS

Michael McGuigan

Action: Removal of 5 trees (previously done)
Location: 5 Ellen Dr.
Zoning: RB-1
SCTM: Sec. 18, Blk. 1, Lot 20
Application: 224-11TV
Planning Board Contact: Tom Vulpis
Present: Michael McGuigan, property owner

Mr. M. moved into this home 6/20/11. Hazardous trees provoked clearing. He is proposing to plant 20 trees.

Board would like the following issues addressed:

- Lower existing 5' fence, code limits 3' height.
- Scaled plot plan with existing and proposed vegetation showing specifics and space planning.

6/16/11 Agenda.

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SEASONAL OUTDOOR DINING APPLICATION

Ruvo Restaurant East LLC

Action: Application for seasonal outdoor dining permit

Location: 105 Wynn Lane

Zoning: C-1

SCTM: Sec. 12, Blk. 7, Lot 26.1

Application: 231-11AS

Planning Board Contact: Alexis Spyrou

Present: none

Application referred the Board by the BOT.

The proposed plan requests no hard scape improvements other than existing patio.

Assess the additional seating capacity relative to seating and other requirements.

Check the 70 sq ft per table.

Provide a survey to be sure that the proposal is within the clear boundaries of the applicant's site.

LJ recommends that all outdoor seasonal dining applications proposed should be non permanent and portable.

Meeting adjourned 10:00 PM.

Respectfully submitted,

Cindy Suarez, Secretary