

Incorporated Village of Port Jefferson

Planning Board

MINUTES - May 23, 2006

The Planning Board meeting was held on the 2nd floor of Village Hall in the courtroom, 121 West Broadway, and Port Jefferson, NY 11777.

GENERAL BUSINESS:

1. A motion was made by Jennifer Sigler to adopt the minutes of 4/25/06 as amended, seconded by Phil Schiavone. All in favor 5-0.
2. Barbara Ransome gave the trustees report:
 - Civics meet the candidates is set for June, 7, 2006
 - There is a potential for the budget to be looked at again.
 - The Village Attorney, Fred Johs has given the Village some language in reference to the plume. Brian McCafferty, Sr. is the Village's consultant on the plume.
 - The Mayor has signed off on a grant from the EPF for the Mill Creek project.
 - There is no signature from the Mayor yet on the grant for the little gray house
 - There will be a public trustee meeting on June 5, 2006
 - New candidates running for trustee are Jim Cohen and Joe Erland
 - Larry Britt is not running for trustee this year
 - The chalk walk sponsored by the arts civic went well.

DEVELOPMENT ACTIONS:

3. **Mather Hospital** (# 074-06) Sec. 17 Blk. 3 Lot: 3.2

Consider completeness of site plan application for a 239 sq. ft. addition. The structure is an existing one story building used for physical therapy. The applicant plans to take half of the building and turn it into an MRI department. They would add a demising wall of approximately 240 sq feet.

There will be no parking changes; the requirement is over by 16 spaces. There will be a ramp going into the physical therapy area. There will be added landscaping.

Phil Schiavone requested that the parking calculations on the master plans be updated.

Phil Schiavone made a motion to approve the plan subject to receipt of an updated master plan and alteration drawings. Jennifer Sigler seconded the motion. All in favor the vote was 5-0.

RESOLUTION:

RESOLVED, that the proposal to construct a 239 square foot single story addition to the MRI and physical therapy suite of the existing John T. Mather Memorial Hospital situate on 40.6 acres in the Village's Professional Office P-O District at the intersection of Belle Terre Road and North Country Road as shown on plans prepared by

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Cannon Design dated May 5, 2006 are hereby approved subject to the following condition:

1. Submission of revised site plan with update of parking calculations to reflect proposed change.

4. **Sweet Tooth Café, Inc.** (# 073-06) Sec. 12 Blk. 7 Lot: 47

Consider request to place seating outside for patrons of 45 Chandler Square.

Danny Demopdos, owner, and Allen Wachner, landlord were present. The applicant explained that this retail pastry shops. They would like to put 10 - 15 two person tables on the existing deck outside for the residents to sit after purchasing their pastries. There will be a slight modification to the site plan.

On a motion made by Phil Schiavone, seconded by Mark Brosnan, the Board made a motion to approve the outdoor dining on the existing adjacent porch as an accessory use. The ratio will be 70 square feet per two chair tables & subject to fire marshal approval. All in favor the vote was 5 - 0.

RESOLUTION:

RESOLVED, that the proposal to provide outdoor seating on an existing 43.5' x 15.6' deck for Sweet Tooth Café' located at 45 Chandler Square is hereby approved subject to the following conditions:

1. No more than nine (9) tables with four (4) seats each may be provided (1 table per 70 sq. ft.)
2. Approval of the Village Fire Marshall.

Charming Homes

Sec. 9 Blk. 6 Lot: 32

Presubmission conference to discuss proposed three- (3) lot major subdivision of a 1.72-acre parcel located on the south side of Thompson Street in the Village's Single-Family Residence R-B2 District.

Mike Masciale and Bill Schall were present. They presented the proposed map.

Will Rau stated that this is a major subdivision project because of the roadways. The property is presently flat and cleared and improved with a single-family residence, which the applicant intends to remove. In 1990 a subdivision application was filed. There was no approval at that time because of too many open violations.

Will Rau's recommendation is to straighten the road and reduce the right of way to forty feet from fifty feet with a ten-foot buffer on the east side or to treat is as a minor subdivision with a common driveway.

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The Board all agreed that they would like to see a public road in lieu of a shared driveway.

5. **Newton** (# 076-06)

Sec. 21 Blk. 5 Lot 29

Consider completeness of site plan application for 126 Oakland Avenue, a pre-existing five-family use located on a .17 acre parcel in the Village's General Commercial C-1 District on the west side of Oakland Avenue, approximately 60' north of Perry Street

Present were David Newton & Don Maxwell, owner The applicant presented the proposed plan and explained that the home would remain a five family house. The property and building are in need of site work. The parking is over in its requirements.

Phil Schiavone stated that he would like to see a landscape design with some grass and tress. The Board agreed that a sewer hook up in lieu of the existing septic system would be more appropriate for a five The plan should show, drainage calculations, outdoors lighting and differentiate the driveways.

Mark Brosnan made a motion to approve the proposed plan pending final review by staff. Jennifer Sigler seconded the motion. All in favor 5-0.

RESOLUTION:

RESOLVED, that the Planning Board hereby approves of the site improvements for the five-family residence located at 126 Oakland Avenue, a pre-existing nonconforming use on a 7,650 square foot parcel (.17 acre) situate in the Village's General Commercial C-2 District on the west side of Oakland Avenue, approximately sixty feet north of Perry Street as shown on plans prepared by Hawkins Webb Jaeger PLLC dated April 2006 subject to the following revisions:

3. Show drainage calculations and provide necessary onsite capacity to accommodate a 3" rainfall event.
4. Indicate proposed landscaping (i.e. lawn, screening for parking, etc).
5. Indicate location(s) and provide detail for exterior lighting.

ZBA REFFERAL:

6. **Billie Phillips** Sec. 12 Blk. 2 Lots: 6 & 7

Discuss referral from the ZBA regarding area variance application to exceed permitted floor area ratio. The subject property is approximately .18 acres and is located in the Village's C-1 District on the east side of Main Street.

Kevin Reilly, attorney represented the applicant. He explained the proposed project is a three-story building with 16 apartments.

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Phil Schiavone stated that the Board had made a recommendation to the Trustees that proposed apartments in the C1 district should require dedicated parking for approval.

Will Rau stated that the parking credit is calculated at 90 spaces, the applicant is claiming 93.6 spaces. Will suggested cutting down the retail space.

Kevin Reilly stated that the parking shortfall in Port Jefferson is only 35 - 45 days per year and that he believes that it is an undo hardship for property owners to provide parking for such a short time. The Planning Board respectively disagreed.

Will referred to the code 250-40B non-complying buildings

Kevin Reilly asked if the parking issue were removed, would the Board have any other issues to be concerned with.

The Board had no further comments.

This meeting was closed at 9:45PM.