

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

MAY 27, 2010

PLANNING BOARD MINUTES

PRESENT:

Gladys Gentile, Chair (GG)
Jennifer Sigler (JS)
Ray DiBiase (RD)
Tom Vulpis (TV)

Alexis Spyrou (AS)
Cindy Suarez, Secretary (CS)
Denise Harrington, EEA (DH)
Phil Schiavone (PS)

ABSENT:

Mayor Garant

The Planning Board meeting was held at 121 West Broadway, Port Jefferson, NY 11777
The Board convened at 7:00 pm in the first floor conference room.

GENERAL BUSINESS:

JS moved to approve the minutes of 4/29/10. All members in favor. (GG no vote not present 4/29/10).

WORK SESSION:

DH: The Board of trustees will be requesting that the Planning Board assume lead agency status for Port Jefferson Country Club storage and maintenance sheds.

DH: The draft of the steep slope ordinance will be revised by DH/EEA and will need PB comments. Members offered to review the draft version of steep slope ordinance.

DH: The Board will be receiving a mailing from the Board of Trustees with the SEQRA notification letter to assume Lead Agency for the proposed changes to the Marina Waterfront District.

The Board briefly discussed the Toast presubmission conference and the options they may want to consider. It was agreed that DH and GG would draft a letter to the applicant summarizing this.

GG: Consider adding monthly afternoon PB work sessions with as many members that can attend and DH.

138 Main Street

Action: Change of Use Permitted to Conditional

Location: 138 Main Street

Zoning: C-1

Applicant: Mike R. Gengec c/o GNC Trading Corp.

SCTM: Sec 12, Blk 7, Lot 39.3

Application: 194-10JS

Change of use from retail to retail food establishment.

Schedule public hearing for 6/17/10.

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MISCELLANEOUS MATTERS:

Map of Jefferson Hollow

Action: Revised bond amount

Location: 3.05-acre parcel located at 647-649 High St.

Zoning: RB-2

Applicant: Richard Nelin c/o Jefferson Hollow Inc.

SCTM: Sec 17, Blk 2, Lot 13 & 14

Application: 131-08

The Board reviewed the 3/24/10 staff memo and unanimously approved new bond amount in sum of \$520,723.00.

1505 Main Street

Action: Change of Use Permitted Retail to Permitted Personnel.

Location: 1505 Main St. (2 No CO Rd)

Zoning: C-2

Applicant: LJB Real Estate Properties, LLC

SCTM: Sec 21, Blk 5, Lot 2

Application: 195-10RD

Change of use from retail to personal service hair salon. Property is currently vacant.

TV moved to approve the change of use subject to submission of and information as to additional information pertaining to parking calculations. Approved unanimously, with conditions that the application states:

1. The number of grandfathered parking spaces and that the required parking remains the same for the change of use and use data.
2. The applicant must obtain a sign/awning review from the Architectural Review Committee, and a permit from the building department.

PUBLIC HEARINGS 8:00PM

John T. Mather Memorial Hospital

Action: Status Update: Site development plan amendment

Location: 75 North Country Road

Zoning: P-O

Applicant: John T. Mather Memorial Hospital c/o Hawkins, Webb, Jaeger LLC

SCTM: Sec. 17, Blk 3, Lot 3.2

Application: #185-09RD

Proposed Parking Lot & Recharge Basin Expansion, Substantial Tree Clearing.

On motion by RD, and at the applicant's request, the Board adjourned the hearing to 6/17/10.

TREE CLEARING AND GRADING

7 Old Post Road

Action: TC&G

Location: C/O Puritan Path

Zoning: RB-2

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Applicant: Gregory VanOstrand c/o Villagescapes Landscaping, Inc.

SCTM: Sec 9, Blk 3, Lot 36

Application: 192-10GG

Review new site plan received 5/24/10. The members request a more accurate site plan.
The proposed removal of an onsite LIPA pole must be resolved before any PB approvals.

714 Main Street

Action: TC&G

Location: 714 Main Street

Zoning: R-O

Applicant: Karl Bocker c/o Eastwind Tree & Landscaping

SCTM: Sec 21, Blk 3, Lot 20.2

Application: 190-10PS

On motion by RD the Board approved unanimously to adopt a neg dec.

On motion by PS the Board approved the application with the following conditions:

1. Leave existing stumps of the four (4) trees that were cut without a permit in order to avoid disturbing the existing woodlands and steep slopes.
2. Identify the size and genus of the four (4) trees to be pruned.
3. Flag all four (4) trees to be pruned and call Planning Department before any pruning occurs. Once Planning Department has inspected the site and issued an approval, pruning may commence.

On motion by RD the Board adjourned the meeting at 8:45PM.

Respectfully submitted,

Cindy Suarez, Secretary