



Incorporated Village of Port Jefferson Planning Board

**June 15, 2006
MINUTES**

The Planning Board meeting is held on the 2nd floor of Village Hall in the courtroom, 121 West Broadway, Port Jefferson, NY 11777. Applications are scheduled to begin at 7:30 p.m., or shortly thereafter.

PRESENT: Jennifer Sigler
Ray DiBiase
Mark Brosnan
Will Rau, Village Planner
Barbara Ransome, Trustee

ABSENT: Phil Schiavone
James Burke

GENERAL BUSINESS:

1. On a motion made by Jennifer Sigler, seconded by Ray DiBiase, the Board adopted the minutes as amended from 5/11/06 & 5/23/06. All in favor 3-0

TRUSTEE REPORT:

- Marine Waterfront was discussed
- Evelyn Strong passed away
- Two grants \$111,000 for Mill Creek restoration project
- Channel 12 did an interview and named Port Jefferson's Main Street as the finalist for the best main street on Long Island
- There are no grants yet for the windows and doors for the Chandlery building
- LINSHA is attempting to get all affected municipalities to join the heritage area, to be north of the LIE, and extending east to Orient Point
- The resolution for fire inspector joint with Brookhaven was passed.
- Meadow lot parking update: contractor Eschbacher was paid \$30,000. The project will start in the fall
- The article 78 filed against the country club has been quiet.
- Diane Javitz retirement party went well.
- The Chamber of Commerce is sponsoring Meet the Candidates at Paces 6/20/06 at 8:00AM.
- The new accountant, treasurer, Don Pierce has started working.

PUBLIC HEARING:

2. Garant (# 068-06) Sec. 16 Blk. 6 Lot: 7.1 & 7.2

Public hearing for a lot line modification consisting of the transfer of 1,200 square feet from lot 2 to lot 1 of the filed (# 8144) Map of Prochillo situate in the Village's Single Family Residence R-B2 District, on the west side of Liberty Avenue.

Jennifer Sigler read the public notice into the record.

Present were Margot Garant, Attorney for the applicant, Audrey Prochillo, owner and Terry Burke, son in law of Mrs Prochillo.

Margot Garant presented the revised maps and explained the drainage issues being resolved.

Jennifer Sigler discussed the existing landscape design to have no modifications.

Mark Brosnan discussed lot 3 with a permit pending to build existing pool and garage.

The shared driveway was confirmed

Terry Burke explained his reasons for the request.

There were no other comments from the public or staff.

Jennifer Sigler made a motion to close the hearing, seconded by Mark Brosnan, all in favor 3-0.

Will Rau read the draft approval resolution into the record? A copy of the resolution was given to Margot Garant.

Jennifer Sigler made a motion to approve the lot line modification as proposed pending conditions outlined by staff. The motion was seconded by Mark Brosnan, all in favor the vote was 3 - 0.

RESOLUTION:

WHEREAS, the Planning Board has received an application for a minor subdivision, consisting of the transfer of approximately 1,200 square feet from lot 2 to lot 1 of the filed (# 8144) Map of Prochilo; and

WHEREAS, the property is located in the Village's Single-Family Residence R-B2 District on the west side of Liberty Avenue, approximately 500 feet south of Old Post Road, and

WHEREAS, the subject action conforms with the regulations of said district; and

WHEREAS, the project meets the criteria for classification as an **Unlisted Action**, pursuant to 6 NYCRR Part 617 State Environmental Quality Review; and

WHEREAS, the Planning Board found that there would not be any large adverse impacts as result of this application and made a determination of non-significance and adopted a negative declaration form on February 9th, 2006; and

WHEREAS, on June 15, 2006 a public hearing was held on the application and all public comments have been duly considered by the Planning Board; and now therefore be it

RESOLVED, that the Planning Board hereby approves of the minor subdivision application for Margot Garant entitled Lot Line Modification Lots 1 & 2 Map of Prochilo for a land transfer of approximately 1,200 square feet Lot 2 to Lot 1 as indicated on the map prepared by Burton Behrendt Smith P.C. in November 2005 and last revised on May 16, 2006 subject to the following modifications and conditions:

1. Indicate original lot line with a heavy dash line and new lot line with a heavy solid line.
2. Provide note on map indicating the exact amount of square feet transferred.
3. The following note shall be placed on plat:

“Approved by Resolution of the Planning Board of the Village of Port Jefferson, New York; on the 15th day of June, 2006, subject to all requirements and conditions of said resolution. Any change, erasure, modification or revision of this Plat, as approved, shall void this approval signed this ____ day of _____, 2006,

by _____
Chairman

Secretary”

4. Submission of four (4) mylar prints and two (2) paper prints for chairman’s signature prior to filing with the County Clerks Office.
5. File plat with the Suffolk County Clerk’s Office

DEVELOPMENT ACTIONS:

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

Acknowledge chair’s signature of approved site plan for a 239 sq. ft. 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.

Mark Brosnan sat in as chairman and signed the approved site plan.

4. Old Homestead Road (# 035-04) Sec. 3 Blk. 2 Lots 2 & 3

Acknowledge chair’s signature of approved plat for the land division of two tax parcels totaling 1.0 acre in the Villages R-A District. The subject parcels are located on the north side of Old Homestead Road at the intersection of Old Homestead Road and Landing Lane.

Mark Brosnan sitting in as chairman, and Cindy Suarez, secretary signed the maps.

5. 8:00 – 8:10 Jefferson Hollow (# 005-03) Sec. 017 Blk. 2 Lots 13.1
14.1

Consider granting a ninety-day (2nd 90-day extension, no more extensions) extension of the preliminary subdivision approval for six (6) lots on 3.05 acres in

the R-B2 District located on the east side of High Street approximately 130' n/o the intersection of Maiden Lane and High Street.

Jennifer Sigler made a motion to approve the 90-day extension, with no other extensions permitted. The motion was seconded by Mark Brosnan, all in favor the vote was 3 - 0.

RESOLUTION:

WHEREAS, the Subdivision Map of Jefferson Hollow, a six (6) lot subdivision on 3.05 acres of land presently has a preliminary conditional approval; and

WHEREAS, this approval is valid through June 11, 2006; and

WHEREAS, all conditions of preliminary approval have not been satisfied and the applicant, by letter dated May 23 2006, has respectively requested that the Planning Board extend this approval for a period of ninety (90) days; and

WHEREAS, the Planning Board has the authority to grant up to two (2) extensions of ninety (90) days each; and

WHEREAS, this extension would constitute the second ninety (90) day extension; and

WHEREAS, the Planning Board finds that the request was made in sufficient time prior to expiration; and now, therefore, be it

RESOLVED, that the Planning Board hereby extends the preliminary conditional approval to September 9, 2006 a period of ninety (90) days from the time the request was received by the office of the Planning Board on May 31, 2006.

GENERAL DISCUSSION:

Will Rau discussed some changes he would like to make.

In the future all applications regarding chapter 241 will go to the Planning Board for approval.

It has been recommended to the Board of Trustees to create a new chapter in the codebook regarding licensed landscapers, tree companies and contractors.