

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

July 29, 2010

PLANNING BOARD MINUTES

PRESENT:

Gladys Gentile, Chair (GG)
Jennifer Sigler (JS)
Ray DiBiase (RD)
Alexis Spyrou (AS)
Lou Johnson, alternate member (LJ)

Philip Schiavone (PS)
Cindy Suarez, Secretary (CS)
Denise Harrington, Planner (DH)
Lee Rosner, Trustee/Liaison (LR)

ABSENT:

Tom Vulpis

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.

REGULAR BUSINESS

The Board approved the Planning Board minutes of 7/13/10. Unanimous.

GG & DH noted that the Board of Trustees requested that the PB be designated as Lead Agency for the proposed maintenance building at the Country Club.

TRUSTEE REPORT

Trustee Rosner introduced new alternate member, Lou Johnson. Lou is an employee of SCDPW and a licensed architect.

LR & the BOT request comments from the PB members regarding code proposal that certain applications go through internal staff review rather than going to the PB such as;

1. Permitted to Permitted change of use.
2. Tree Clearing & Grading.

JS suggested that the PB have the ability to send proposed Subdivision structures to ARC for review and comment.

Water's Edge Apartments

Action: SEQRA Determination of Significance

Zoning: C-1 and RB-2

Applicant: John Scoglio present

SCTM: Sec. 11--Bk. 6--Lot 18, 19, 20, 21.1, 22.1, 23.1, 24.1 & 25

Application: 422-09MV (ZBA) & 177-10PS (PB)

Conditional use & site plan application for 3-story mixed use development.

Location: 1.84 acre parcel on northeast corner of West Broadway and Brook Road, situated above or near groundwater plume associated with the Federal Superfund Lawrence Aviation Industries

Board adopted a positive declaration.

Public Scoping date to be set.

John Scoglio: "I will be very flexible. This application has been held up for several years. I will work with the Board as long as it is moving along. Nelson & Pope have already begun preparing the paperwork and are way into it".

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EXTENSIONS OF TIME

Map of Pine Hill Woods

Action: 1 90 - day extension requested
Location: North side of the intersection of Pine Hill Rd. & Edgewood Ave.
Zoning: RB-2
Applicant: Spiliotis
SCTM: Sec 18, Blk 1, Lot 11
Application: 422-09MV (ZBA) & 177-10PS (PB) approved 7/16/09
Application: 125-07 (Minor Subdivision)
Granted

See certified transcripts

Map of Village Vistas

Action: 2 90 – day extension requests.
Location: Liberty Avenue
Zoning: RB-2
Applicant: Liberty Meadows LLC
SCTM: Sec 16, Blk 8 Lots 8.1, 8.2 +
Application: #027-04
Granted

See Certified Transcripts

HEARINGS

Site Plans

John T. Mather Memorial Hospital

Action: Amendment to site plan: proposed parking lot & recharge basin expansion.
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

See Certified Transcripts (adjourned to 8/24/10)

Subdivisions

Tsunis & Gasparis, LLP for Kinga Koreh

Action: Minor subdivision
Location: 32 Overton Ave
Zoning: RB-2
Applicant: Kinga Koreh & Joan Rubenstein
SCTM: Sec. 21, Blk. 3, Lot 15.2
Application: 182-09GG (PB)
Approved

Two-lot subdivision to divide .61 acre parcel into two (2) lots.

See Certified Transcripts

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CHANGE OF USE

1505 Main Street/ 4 North Country Rd.

Action: Change of Use Permitted Retail (vacant) to Permitted Office.

Location: East of southeast corner of intersection of Main & No. Co.

Zoning: C-2

Applicant: LJB Real Estate Properties, LLC

SCTM: Sec 21, Blk 5, Lot 2

Application: 199-10TV

Present: Evin Gitter, representative

Approved (JS) (unanimous)

Update the site plan to include key plan with tenant uses and parking calculations.

Artemios Salon

Action: Change of Use, Permitted Retail to Permitted Personal Service.

Location: 148B Mariners Way

Zoning: C-1

Applicant: Natalee & Alexis, Ltd. d/b/a Artemios Salon

SCTM: Sec. 12, Blk. 2, Lot 18

Application: #198-10GG

Present: Carl Paparella, Attorney

Change of use from a former retail use, currently vacant, to a permitted use, a hair and nail salon.

Approved (PS) (unanimous) (Bldg Dept to issue amended C.O. for 6 uses).

TREE CLEARING AND GRADING

Action: Tree clearing and grading

Location: 26 Pilgrim Dr.

Zoning: RB-2

Applicant: Adrian Perez Melgosa, Ph.D.

SCTM: Sec. 9, Blk. 2, Lot 4

Application: #201-10JS

Board reviewed application;

JS to inspect property. (Work was done without permit, Stop Order issued); Board determined that landscaping plan is needed.

Meeting adjourned 9:00PM.

Respectfully submitted,

Cindy Suarez, Secretary