

**INCORPORATED  
VILLAGE of PORT JEFFERSON**

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

**August 24, 2010**

**PLANNING BOARD MINUTES**

**PRESENT:**

Gladys Gentile, Chair (GG)  
Jennifer Sigler (JS)  
Ray DiBiase (RD)  
Tom Vulpis (TV)  
Philip Schiavone (PS)  
Lou Johnson, alternate member (LJ)

**ABSENT:**

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

Alexis Spyrou (AS)

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The Planning Board meeting was held at 121 West Broadway, Port Jefferson, NY 11777  
The Board convened at 4:00 pm in the first floor conference room.

**REGULAR BUSINESS**

The Board approved the Planning Board minutes of 7/29/10. Unanimous.

**TRUSTEE REPORT (LR)**

Discussion on code revision recommendations.

PS 8/23/10 memo with code revision recommendations submitted for BOT review.

Trustee Rosner requested that a representative for the Planning Board be present at the next BOT meeting on 9/13/10.

**MISCELLANEOUS MATTERS**

**644 Main Street**

**Action:** Condition of approval

**Zoning:** R-O

**Applicant:** William & Dorothy Court

**SCTM:** Sec. 16, Blk. 8, Lot 30

**Application:** 188-10JS

**Present:** John Andrews, Esq. & Mark Lyon, Consultant

Applicant is willing to do covenant in a form proper for recording that there will be no parking in the front yard.

The Board approved the application subject to the following condition:

- Present a plan to plant (3) three trees within the footprint perimeter of the original proposed wall.

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**EXTENSIONS OF TIME**

**Map of Jefferson Hollow**

**Action:** Two (2) 90 – day extension requests.

**Location:** 647 & 649 High Street

**Zoning:** RB-2

**Applicant:** Jefferson Hollow, Inc.

**SCTM:** Sec 17, Blk 2 Lots 13.1 & 14.1

**Application:** #131-08

**Present:** None

Approved

**TREE CLEARING & GRADING**

**203 East Broadway**

**Action:** Grading

**Zoning:** RB-2

**SCTM:** Sec. 8, Blk 2, Lot 14

**Application:** 202-10PS

**Present:** None

**Type II**

The Board approved the application subject to condition:

- Install front and side yard fence

**3 Old Post Rd**

**Action:** Tree clearing and grading

**Zoning:** RB-2

**SCTM:** Sec. 9, Blk. 3, Lot 37

**Application:** 204-10RD

**Present:** Greg VanOstrom, Landscaper

The Board adopted a neg dec and approved the application as presented subject to conditions recommended in the 8/23/10 staff memo.

**7 Old Post Rd**

**Action:** Tree clearing and grading

**Zoning:** RB-2

**SCTM:** Sec. 9, Blk. 3, Lot 36

**Application:** 194-10JS

**Present:** Greg VanOstrom, Landscaper

The Board adopted a neg dec and approved the application as presented subject to conditions recommended in the 8/23/10 staff memo.

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**26 Pilgrim Dr**

**Action:** Tree clearing and grading

**Zoning:** RB-2

**Applicant:** Adrian Perez Melgosa, Ph.D.

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

**Application:** #201-10JS

**Present:** Adrian Perez Melgosa, Ph.D.

**Unlisted Action**

The Board moved to adopt a neg dec and approved the application subject to conditions recommended in the 8/24/10 staff memo.

**CHANGE OF USE**

**232 Barnum Ave.**

**Action:** Change of use from retail to medical office.

**Zoning:** C-1

**Applicant:** Ambrose Vallone, M.D.

**SCTM:** Sec. 12, Blk. 7, Lot 2

**Application:** #196-10PS

**Present:** Charles Kenny, Esq. & Ambrose Vallone, M.D.

The Board approved the application subject to conditions recommended in the 8/24/10 staff memo and the following condition:

- Add a reserved handicap parking sign.

**HEARINGS**

**Change of Use**

**Austin Ahmadi c/o Port Yogurt**

**Action:** Change of Use from retail to retail food (conditional use)

**Location:** 211 Main Street

**Zoning:** C-1

**SCTM:** Sec. 12, Blk 3, Lot 2

**Application:** #200-10RD

**Present:** John Andrews, Esq.

**Decision:** Hearing closed.

Approved

*See certified transcripts*

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**Site Plans**

**Harbor Hills Country Club**

**Action:** Site plan amendment for facility upgrades.

**Location:** Winston Dr. & Old Homestead Rd.

**Zoning:** RB-2

**Applicant:** Village of Port Jefferson

**SCTM:** Sec. 3, Blk. 2, Lot P/O 1.1

**Application:** #203-10GG

**Present:** Michael Mordillo, Architect

The Board assumed lead agency status.

The Board adjourned the public hearing to 9/23/10.

*See Certified Transcript*

**John T. Mather Memorial Hospital**

**Action:** Continuation of public hearing for site plan amendment; 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

**Present:** Bill Jaeger, & Tom Cramer, Consultant

**Status:** Hearing closed.

Approved

*See Certified Transcript*

Meeting adjourned 7:30PM.

Respectfully submitted,

Cindy Suarez, Secretary