



Incorporated Village of Port Jefferson  
Planning Board

September 7, 2006

MINUTES

The Planning Board meeting is held on the 2<sup>nd</sup> 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  
Phil Schiavone  
Brian Harty, Trustee

ABSENT:

James Burke, Chairman  
Mark Brosnan  
Will Rau, Village Planner

TRUSTEE REPORT:

Brian Harty gave the report:

- The Music Festival takes place this weekend 9/8/06 thru 9/11/06
- The highway department is looking to hire a consultant engineer for sewer and drainage issues.
- The Village is now in the bidding process for a new street sweeper.

St. Charles Hospital Sec. 13 Blk. 1 Lot 11.2

Application (#086-06) for a proposed 4,500 s.f. two-story addition for three (3) operating rooms.

Ed Kasper, architect was present on behalf of the applicant.

The Board members reviewed and discussed the updated land banked parking site plan.

Jennifer Sigler made a motion to accept the applicant's EAF dated 9/7/06 and deem the application complete and adapt a negative declaration and approve the site plan as presented. Phil Schiavone seconded the motion, all in favor the vote was 3 - 0.

RESOLUTION:

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

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Chapter 129 (Environmental Quality Review) of the Code of the Village of Port Jefferson;  
and

**WHEREAS**, optional SEQR coordination was not conducted and no Lead Agency was designated; and

**WHEREAS**, the applicant has submitted Part I of an Environmental Assessment Form, and planning staff has prepared Part II of an Environmental Assessment Form; and

**WHEREAS**, the Planning Board has reviewed the application and considered the magnitude and importance of each impact; and

**WHEREAS**, the Planning Board finds that due to the existing site conditions and the nature of the proposed construction, will not result in any large and important impact(s) and, therefore, will not have a significant impact on the environment; and  
NOW THEREFORE BE IT

**RESOLVED** that the Planning Board hereby adopts the Negative Declaration prepared for the review of the site plan application for St. Charles Hospital; and BE IT FURTHER

**RESOLVED** that the Planning Board deems the site development plan application complete as of September 7<sup>th</sup>, 2006; and BE IT FURTHER

**RESOLVED**, that the Planning Board hereby approves the site development plan for **St. Charles Hospital** as shown on plans prepared by Wiedersum Associates Architects, PLLC dated March 25<sup>th</sup>, 2006 consisting of the 4,500 sq. ft. one-story addition for three (3) operating rooms and one (1) minor procedure room including interior renovations to the endoscopy suite, renovate two (2) procedure rooms into an expanded PACU .

**Maryhaven (#088-06)**

Sec. 18 Blk. 1 Lot. 31

Pre-submission conference to discuss proposal for the development of 25 acres within the R-B2 and P-O Districts adjacent to John T, Mather Hospital and north of Wilmot Drive.

Tim Shea and Lou Grosner were present to represent the application.

The Board members reviewed the proposed site plan and aerial photograph.

Mr. Shea explained that they are trying to expand and modernize the educational and residential programs. This would be a residential school, educational facility.

The property is currently accessed from Wilmont Road. The Board needs confirmation from the Village that this is a Village Road.

The complex will have a recreational center, swimming pool, gym, art center and more. The community will have access to some or all of the amenities.

The residency buildings will be all one story.

The State of New York encourages this campus approach. Instate resources are thirty million dollars.

The Board discussed sewers, drainage and the possibility of access to Scraggy Hill Road. The potential acquisition of private property to the southeast would enable access to be provided via Edgewood Avenue and the signalized North Country Rd./Columbia Street/Edgewood Avenue intersection.

The Board asked the applicants to approximate the population.

Students - 150  
Residents - 120  
Bused students - 30  
Employees - 150  
(There are 3 shifts in 24-hours)

The applicant does not want to treat this as a subdivision, but "as of right" for PO or RB3.

**PROPOSED CODE CHANGES:**

Eating & drinking establishments  
Marina Waterfront  
Section 250-28 D. "Single and separate lots"

The members commented on the changes and a draft memorandum will go to the Board of Trustees.