

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

September 15, 2011

DRAFT PLANNING BOARD MINUTES

PRESENT:

Gladys Gentile, Chair (GG)
Ray DiBiase (RD)
Tom Vulpis (TV)
Lou Johnson (LJ)
Barbara Sabatino, alternate member (BS)
Denise Harrington, Village Planner (DH)
Jen Sigler, Interim Director of Development (JS)
Cindy Suarez, Secretary (CS)

ABSENT:

Trustee Lee Rosner (LR)
Alexis Spryrou

The Board convened at 6:00 pm.

REGULAR BUSINESS

- Amendment of draft PB minutes: 6/16/11 & 7/20/11

WORKSESSION

- Marina-Waterfront MW1 proposed amendments

PUBLIC HEARINGS 7:30PM

1600A Main St

Action: Conditional use & Site Plan Amendment

Location: 1600 Main Street

Zoning: C-2

Applicant: Jose Luis Candelario c/o Upper Deli & Grocery Corp.

SCTM: Sec. 21, Blk. 4, Lot 34

Application: #371-11GG

Adjourned, see certified transcript.

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Nelin Real Estate Management Inc.

Action: Conditional Use & Site Plan Application

Location: 103 Myrtle Ave.

Zoning: R-O

Applicant: Michael & Rick Nelin

SCTM: Sec. 16, Blk. 2, Lot 18

Application: #235-11LJ

(Continued from 7/20/11)

Adjourned, see certified transcript.

410 Thompson St.

Action: Conditional Use & Site Plan Application

Location: 410 Thompson St.

Zoning: RB-2

Applicant: Michael Watts c/o John J. Andrews, Atty.

SCTM: Sec.9, Blk. 6, Lot 32

Application: #368-11RD

(Held over from 7/20/11)

Adjourned, see certified transcript.

121 Prospect St.

Action: Conditional Use

Location: 121 Prospect St

Zoning: RB-3

Applicant: Pat Casarona

SCTM: Sec. 12, Blk. 4, Lot 32

Application: #367-AS

Adjourned, see certified transcript.

MISCELLANEOUS

1217 Main St.

Action: Establishment of Lead Agency

Location: 1217 Main St.

Zoning: R-O

Applicant: Stony Hill PJ LLC c/o Kevin Reilly

SCTM: Sec. 17, Blk, 5, Lot 11.1

Application: #233-11TV

The Board assumed lead agency, vote unan.

Map of Jefferson Hollow

Action: Performance Bond Reduction for Major 6-lot Subdivision

Location: 3.05 acre parcel located at 647-649 High Street

Zoning: RB-2

Applicant: Richard Nelin c/o Jefferson Hollow, Inc.

SCTM: Sec. 17--Bk. 2--Lots 13, 14

Application: #131-08

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Approved, see certified transcript.

Meeting adjourned 10:00PM.

Respectfully submitted,

Cindy Suarez, Secretary