



Incorporated Village of Port Jefferson  
Planning Board

September 26, 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	James Burke, Chairman
Ray DiBiase	Mark Brosnan
Phil Schiavone	Will Rau, Village Planner
Brian Harty, Trustee	

GENERAL BUSINESS:

On a motion made by Jennifer Sigler, seconded by Phil Schiavone, the Board approved the adopted minutes of 8/17/06 and 9/7/06.

TRUSTEE REPORT:

Brian Harty gave the report:

- Computer generated solar powered meter equipment has been purchased.
- New Zoning Board members have been appointed. Jack Giannola and Valerie Kraus
- Michael Verruto has resigned as chairman of the Zoning Board. Lee Rosner has been appointed as the new chairman.
- There is a bid out now on a machine that locates storm drain pipes.
- The country club has hired a USGA consultant to access the golf course
- Children's Maritime Museum will be temporarily located in the Village Center.

PUBLIC HEARING:

1. Grillo (#084-06)

Sec. 17 Blk. 5 Lot. 7 & 8

Conditional use hearing for proposed site development plan for an 870 sq. ft. addition to the first floor of an existing office in the R-O District, east side of Main Street, approximately 206' north of Stony Hill Road.

John Grillo, owner/applicant was present. He reviewed the new site plan with revisions made to move the existing dumpster, to rebuild the garage/storage shed in a different location, and to provide the required additional parking spaces. The board questioned Mr. Grillo regarding the size of the proposed new

- 1 -

shed. Mr. Grillo indicated the proposed shed would be the same square footage as the shed to be removed.

Will Rau read the ARC report.

The Board requested final site plan approval.

No comments from the public.

James Burke made a motion to close the hearing, seconded by Jennifer Sigler, all in favor.

Phil Schiavone made a motion to approve the site plan with changes submitted in accordance with the recommendation of the ARC. Mark Brosnan seconded the motion, all in favor.

**RESOLUTION:**

**WHEREAS**, the Planning Board received a site development plan application for the construction of a 870 square foot addition to an existing first floor office on August 14<sup>th</sup>, 2006; and

**WHEREAS**, the subject property is situate in the Residence-Office R-O District on the east side of Main Street, approximately 206' north of Stony Hill Road; and

**WHEREAS**, the applicant has submitted a Certificate of Existing Use (CEU) for the premises which grants the use for a two-story single-family residence with a one-story office and detached framed garage; and

**WHEREAS**, the Planning Board finds that the use is a conditionally permitted use within the district however the lot on which the use is situate is noncomplying, the proposed action **would not** create any new or increase the degree of noncompliance; and

**WHEREAS**, the proposed action is classified as a Type II action and requires no further environmental review pursuant to SEQRA; and

**WHEREAS**, the Planning Board finds that it is appropriate to hold a conditional use permit hearing as a result of the proposed office expansion; and

**WHEREAS**, by memorandum dated September 8<sup>th</sup>, 2006 the Architectural Review Committee provide the following to the Planning Board:

"The Committee saw no further objection and recommends approval contingent upon:

1. No mechanical equipment on the roof.
2. Samples of roofing material and paint colors be provided to the ARC prior to construction.

**WHEREAS**, on the evening of September 26<sup>th</sup>, 2006 the Planning held a conditional use hearing, which was closed the same evening and no public comments were received; and NOW THEREFORE BE IT

**RESOLVED**, that the Planning Board hereby approves the site development plan prepared by John A. Grillo dated August 15<sup>th</sup>, 2003, last revised on August 21<sup>st</sup>, 2006 and received by the Planning Board on September 13<sup>th</sup>, 2006 for the proposed 870 square foot single-story addition to an existing first floor office, situate in the Village's Residence-Office R-O District on the east side of Main Street approximately 110' east of Michigan Avenue and identified as Suffolk County Tax Parcel 206-011-06-003, subject to the following conditions:

1. Compliance with the recommendations of the ARC.
2. File for a Village Building permit within nine months of this approval or said approval shall be deemed null and void.

**PRESUBMISSION CONFERENCES:**

P. J. Free Library (# 091-06)

Sec. 12 Blk. 4 Lot 9

Discuss site plan and proposed mixed use in the C-1 District.

Tara D'Amato, library director was present. The proposed application was reviewed. The total space that the library is looking to lease is 1500 square feet.

Ms. D'Amato explained that this is a retail use and that the library would like to lease the ground floor space of the previous Good Times bookstore. They would sell used books in the front. The back would be used for library activities and workspace.

The front entrance and existing bathroom would be modified to meet current ADA requirements.

To meet ADA requirements, the sidewalk grade at the entrance would be raised to be flush with the doorsill.

The application will be sent to the ARC for comments.

D. Lily (# 089-06)

Sec. 22 Blk. 4 Lot 266.1

Discuss proposal for office use on the west side of Columbia Street.

Tom Kraemer was present. He reviewed the conceptual site plan dated 8/2006.

The existing building is 60 x 100.

The district zoning was discussed.

Seaside Management

Sec. 12 Blk.7 Lot 8

Discuss outstanding violations.

Bill Jaeger of Hawkins, Webb, Jaeger was present. He showed the preliminary site plan and survey dated 6/2006 for the Steam room restaurant.

Bill Jaeger reviewed the concerns that were in an e-mailed received by Village Engineer, Kevin Koubek.

- Storage trailers located to the rear of the property (there is only one).
- Compactor to the rear of the property has been fenced in.

The site plans needs to include the following; square footage, usage, parking, identify handicap parking, precast blocks.

Bill Jaeger showed the preliminary site plan for Papa Joe's restaurant.

Awning & sign permits are required.  
Refrigerator boxes out back that need to be removed.  
Retractable roof needs a CO to close out the permit process.

**DEVELOPMENT ACTIONS:**

St. Charles Hospital (#086-06)

Sec. 13 Blk. 1 Lot 11.2

Chairman signed plans approved 09/07/06 for a site development application for a proposed 4,500 s.f. One-story addition for three (3) operating rooms.

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

Sec. 16

Chairman signed maps approved 6/15/06 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.

Mather Hospital (# 074-06)

Sec. 17 Blk. 3 Lot: 3.2

Consider amendment to approved site plan for addition to the MRI and physical therapy suite of the existing John T. Mather Memorial Hospital situated on 40.6 acres in the P-O District at the intersection of Belle Terre Road and North Country Road.

Sword (# 090-06)

Sec. 11 Blk. 6 Lot 3

Consider erosion control plan for single-family residence. The parcel is .57 acres and within the R-B2 District on the north side of Owasco Drive.

Tom Dixon, engineer of Nelson & Pope Engineering and Noel & Renee Swords, owners were present.

Mr. Dixon explained the property and the slope problem, which began in November 2005, as a result of an addition to the residence.

The applicant is proposing to construct a retaining wall at the bottom of the slope. He showed the detail plan dated 8/17/06. It appears that deeper soil borings, at the location of the wall, will be needed.

The easement access for the construction is off Boulder Court.

Jennifer Sigler made a motion to approve the application subject to DOPW and Kevin Koubek's comments. Phil Schiavone seconded the motion, all in favor 5-0.

**RESOLUTION:**

**RESOLVED**, that the Planning Board hereby approves the Plot Grading and Erosion Control Plan for the Sword's Residence as prepared by Nelson & Pope, LLP dated May 23<sup>rd</sup>, 2006 and received by the Planning Board on August 28<sup>th</sup>, 2006 for property located at 203 Owasco Drive, situate in the Village's Single-Family Residence R-B2 District on the north side of Owasco approximately 110' east of Michigan Avenue and identified as Suffolk County Tax Parcel 206-011-06-003, subject to the following conditions:

1. Final review and approval of the Village Engineer,
2. Payment of the required \$100.00 filing fee, and
3. Applicant shall file a building permit application within 9 months of the date this resolution or said approval shall be deemed null and void.

Jefferson Hollow (# 005-03)

Sec. 017 Blk. 2 Lots 13.1  
14.1

Consider completeness of official plat submission 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.

North Shore Pro, LLC (F.K.A. P.J. Oakland Partners LLC) (# 029-04)

Sec. 17 Blk. 7 Lot 2  
Sec. 21 Blk 6 Lots 14.1 & 14.2

Review ARC comments for proposed buildings of the approved site development plan to convert former nursing home to medical-offices and bank, on 9.67 acres in the P-O District on the east side of Oakland Avenue and south of North Country Road.

Enrico Scarda, and John Gayl, owners and & Eric Nicosia, architect were present.

Based on the ARC recommendations, color renderings of the north and middle building elevations were shown with changes made to the building design. Issues discussed were, windows, roofing, fasad, façade, elevations and views.

Jennifer Sigler suggested not trying to match the existing building with the new buildings, but to work with what is there.

The last resolution stated the deadline for the conditions to be met as 11/17/06. As per Jim Burke this date can be changed to 9 months from the approval date and not the resolution.