

October 2, 2008

PLANNING BOARD MINUTES

PRESENT:

Phil Schiavone
Ray DiBiase
Mark Brosnan, acting chairman
Jennifer Sigler

Cindy Suarez, Secretary
Virginia Capon, Trustee

ABSENT:

Will Rau, Senior Planner

The Planning Board meeting is held at 7:00PM on the 2nd floor of Village Hall in the courtroom, 121 West Broadway, Port Jefferson, NY 11777. The Planning Board may add or remove applications from the agenda without further notice. Applications may not be heard in the order as they appear on this agenda.

The scheduled public hearing for **Jefferson Hollow** has been postponed. Mr. Schiavone made a motion to reschedule the public hearing 10/30/08. Ms. Sigler seconded the motion, all members were in favor the vote was 4-0.

A letter of request for an extension was received for application #125-07 for **Jerry Spiliotis c/o Gerasimos, Inc.** section 18, block 1, lot 11. Mr. Schiavone made a motion to extend the approval resolution as long as the extension is allowed. Ms. Sigler seconded the motion. All members in favor the vote was 4-0.

Ms. Sigler made a motion to approve Mr. Schiavone to sign as chairman for the final change of use site plan for the application for **Long Islands Best Deserts**. Mr. DiBiase seconded the motion, all members in favor the vote was 4-0.

A letter dated 9/26/08 from **Tsunis and Gasparis** was read regarding resolution dated 1/31/08 to grant approval for a minor two lot subdivision application #120-07. The applicant is requesting a second ninety day extension as listed in the Planning Board's conditional approval to complete the conditions. Mr. Brosnan made a motion to issue a second extension, Mr. DiBiase seconded the motion, all members in favor the vote was 4-0.

The members reviewed two new tree clearing and grading applications submitted by **Norse Tree Service**. The members request new applications be submitted because the wrong application form was submitted. The members also request that the applicants mark the trees on the property that they want to remove.

Charlie Lefkowitz #200 Wilson Street, Port Jefferson Station was present for Calco Realty III LLC for a proposed site plan application at #1605 Main Street on the corner of Perry Street, Zone C-2. The road runs along the railroad adjacent to the Cater property. The proposed plan is to build first generation housing that is not low income housing. The site plan is a little less than 40,000 square feet. The applicant is proposing a building with two wings, four stories with a fifth story dormer with underground parking with green space and a central entrance on Main Street. The first wing will have fifty one bedroom apartments and the second wing will have 32 two bedroom apartments. The application will require height and parking variances from the Zoning Board of Appeals. There will possibly be a ground floor restaurant. The applicant suggested that the Village discuss reserving sewer capacity for proposed Upper Port projects with the County's Department of Public Works. The Kentlands, Maryland development was named as a comparable development.

Mr. Schiavone stated his concerns with the housing becoming a remote dorm for college students.

Ms. Sigler stated that the Board of Trustees needs to act on a comprehensive plan. She also requested a list of prior projects done by Mr. Lefkowitz. The village is also now undertaking a revitalization plan for the C2 zone and should be selecting a planning firm to conduct the study in the near future. It was felt that this study should be completed before sending this to the ZBA.

John T. Mather Hospital submitted a pre submission site plan for parking. This application was assigned to Ray DiBiase and will be reviewed.
The meeting ended at 9:00PM.

Respectively submitted,

Cindy Suarez, Secretary to the Planning Board