

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

OCTOBER 13, 2011

PLANNING BOARD MINUTES

PRESENT:

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

The Board convened at 6:15 pm.

WORKSESSION

Proposed amendments for the Village's Bed & Breakfast Code.

PRESENTATION TO THE PLANNING BOARD

217 West Broadway and East side of Oakland Ave. & North Side of Highlands Blvd.

Action: Land Swap & Proposed Development of 1.84 acre lot at 217 West Broadway with parking lot & park for 6.0 acre Village owned property on Oakland Avenue & Highlands Blvd. for 96 residential units

Location: 217 West Broadway; East side of Oakland Ave & North Side of Highlands Blvd.

Zoning: C1; C2

Applicant: Village Meadows/The Northwind Group

SCTM: 206-11-6-18,19, 20, 21.1, 22.1, 23.1, 24.1 & 25; and 206-21-6-13.4 respectively

Present: Jim Tsunis, President and Chic Voorhis, consultant Nelson, Pope & Voorhis.

Presentation included proposed land swap of Village-owned Highlands property located on east side of Oakland with the proposed development with four three-story 24-unit market-rate apartment buildings with garden walkways and potential realignment of roads in exchange for privately-owned Water's Edge parcels located on West Broad and Brook Road. The Water's Edge parcels would be transferred to Village ownership and privately developed with parking lot and park enhancements that would be tied into Mill Creek and the existing ball park.

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PUBLIC HEARINGS 7:30PM

1600 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

Continued from 9/15/11

Present: Jose Luis Candelario, tenant

Adjourned

LJ recused

See certified transcript

121 Prospect St.

Action: Conditional Use Permit

Location: 121 Prospect St

Zoning: RB-3

Applicant: Pat Casarona

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

Application: #367-AS

Continued from 9/15/11

Present: Charles Kenny, Atty & Pat Casarona, Property owner

TV recused

Hearing closed

See certified transcript

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& 9/15/11)

Present: Linda Margolin, Atty

Hearing closed

See certified transcript

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MINOR SUBDIVISION

29-30 Contessa Ct.

Action: Sketch Plan Minor 2-lot subdivision (lot line modification)

Location: 29 & 30 Contessa Ct.

Zoning: RA-1

Applicant: Village Meadows/ The Northwind Group

SCTM: Sec. 11, Blk. 6, Lots 18, 19, 20, 21.1, 22.1, 23.1, 24.1, 25 & Sec. 21, Blk. 6, Lot 13.4

Application: #369-11TV

Present: Sal Malguarnera, expeditor

See certified transcript

DECISION CALENDAR

121 Prospect St. Approved with conditions (see certified transcript)

103 Myrtle Ave. Approved with conditions (see certified transcript)

TREE CLEARING & GRADING

15 Meroke Trail

Action: Tree Clearing & Grading

Zoning: RB-2

Applicant: Adam Jarrett

SCTM: Sec. 10, Blk. 1, Lot 17

Application: #377-11AS

Present: Vivian & Adam Jarrett, property owners

Proposed application is to avoid future fires in tree limbs touching electrical lines. Potential plans to relocate existing shed and build a detached garage.

TV moved to classify the action as an unlisted action, adopt a negative declaration, vote unan.

TV moved to approve the application with conditions to be imposed as follows, vote unan:

- Approved to remove trees identified as #1-#9 and clear areas on the Clearing Map and Existing Conditions plan received 10/12/11.
- Remove concrete and other debris located in the vicinity of trees #8 and #9 as noted on above noted plans.
- Trees shall be removed by hand and stumps shall be cut flush to the ground to minimize ground disturbance.

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- Submit a revegetation plan to mitigate approved removals and clearing to that meets Planning & Building Department staff approval.

- The Building Department shall inspect the site to determine if a permit is necessary for the soil and debris filling evident in the northern corner of the lot.

31 Contessa

Action: Tree Clearing & Grading

Zoning: RA-1

Applicant: Keith Monaghan

SCTM: Sec.10, Blk.4, Lot 1.29

Application: #376-11LJ

Present: Keith Monaghan

Clearing has already been done. Property has very steep slopes.

Board has requested applicant to submit a new revised plan with specific mix of small trees and shrubs. Plan needs to be much more stabilized, no grass and no further clearing. A small play area is acceptable.

Matter was adjourned.

Meeting adjourned 11:00PM.

Respectfully submitted,

Cindy Suarez, Secretary