

October 22, 2009

PLANNING BOARD MINUTES

PRESENT:

Gladys Gentile, Chairman (GG)
Phil Schiavone (PS)
Mark Brosnan (MB)
Ray DiBiase (RD)

Jennifer Sigler (JS)
Mayor Margot Garant, Liaison (MG)
Kevin Koubek, Village Engineer (KK)
Cindy Suarez, Secretary (CS)

Michele Nannon c/o EEA Environmental Consultants

The Planning Board meeting is held at 121 West Broadway, Port Jefferson, NY 11777. The Planning Board may add or remove applications, other than public hearings, from the agenda without notice. Applications may or may not be heard in the order as they appear on this agenda. The Board will convene at 7:00PM. Applications will be heard or considered after public hearings, which begin at 8:00PM, work session will follow.

Trustee Report (MG, Liaison):

- Successful Round Table Meeting regarding building department procedures on 10/17/09.
- Approved a Planning Consultant for meetings until a full time Planner is hired.
- Approved two alternate members for Planning Board.
- Resumes are being reviewed from Environmental Attorneys.
- The Village is hoping to bring on board a Planner who has had a second interview.
- Request that the Board members go through the code fees and submit comments.
- Public hearing planned for MW district.
- Initiated SEQRA review for cold storage and maintenance facility at the Harbor Hills Country Club.

General Business:

On a motion by JS, 2nd by RD, the Board approved (5-0) the minutes of 9/24/09 as amended deleting reference to Pine Hill Woods and Liberty Meadows applications since certified minutes were taken.

Discussion of 10/15/09 memo from ZBA appeal No. 422-09 regarding proposed assumption of lead agency for Waters Edge Apartments #217 W. Broadway. On a motion by JS, 2nd by RD the Board agreed (5-0) to assume Lead Agency status and to conduct a coordinated review with the assistance of its' consultant, EEA. Application referred to said consultants for review.

PUBLIC HEARINGS:

1. **Map of JeffersonHollow
Section 17, Block 2, Lots 13.1 & 14.1
High Street
RB-2 Residential
Application #131-08**

See certified minutes

2. **Liberty Meadows LLC**
Liberty Avenue
Section 16, Block 8, Lots 8.1, 8.2 +
RB-2 Residential
Application #027-04

See certified minutes

3. **Tree Clearing & Grading/104 Cooper Court:**
Section 9 Block 2 Lot 10
Sheila Macfadyen
RB-2 Residential
Application #173-09PS

PS reported favorably on his site inspection of the subject property.

On a motion by PS, 2nd by RD, adopted a Neg Dec, (5-0).

On a motion by MB, 2nd by RD, approved the application as presented, (5-0).

APPLICATIONS:

4. **Change of Use/606 Main Street**
Section 16, Block 8, Lot 16
Derek Wonderland c/o Hawkins, Webb, Jaeger PLLC
R-O Residential Office
Application #160-08RD

Change of use from an existing two story two family residence to mixed-use office/residential (conditional use); first floor office, second floor residence.

Reviewed staff comments of 10/22/09 (KK).

On a motion by RD, 2nd by MB the Board adopted a Neg Dec, vote 5-0.

On a motion by PS, 2nd by MB the Board approved the conditional use subject to following conditions:

- DOT comments.
- Village Engineer's comments on drainage adequate to handle 3" rainfall.
- Building permits for entryway overhang.
- Site plan approval.

5. **Map of Pine Hill Woods**
Jerry Spiliotis c/o Gerasimos, Inc.
RB-2 Single Family Residence
Section 18, Block 1, Lot 11
Application #125-07

Hearing closed Sept 24, 2009

The Board reviewed staff comments dated 10/22/09 (KK).

The applicant agreed to payment of fee for Board's consultant for bond amount review.

On a motion by MB, 2nd by JS, the Board unanimously granted final conditional approval subject to the following conditions;

- Bond in the amount of \$603,200.
- Payment of consultant's fee for bond review.
- Minor adjustments based on additional comments from Highway Superintendent, if any.

On a motion by MB, 2nd by PS, the Board unanimously waived the 2 ½% grade requirements in accordance with the proposed map, subject to the following conditions;

- Satisfaction of Village Engineer's comments.
- Based on Board's findings that grant of waiver will minimize site disturbance and maximize the preservation of additional disturbance of existing woodland).

WORKSESSION:

6. **Tree Clearing & Grading/ 112 Nadia Court
Section 10, Block 4, Lot 1.18
Tsunis & Gasparis for Craig Stowell
RA-1 Residential
Application #172-09PS (continued)**

Present: Craig Stowell, homeowner

Board advised homeowner that a detailed re-vegetation and stabilization plan to include replacement of retaining wall is required to be submitted to KK for approval. KK requested input from EEA on the proposed plantings.

Retaining walls are already 70 % complete (C. Stowell).

7. **Change of Use/12 Walnut St.
Section 21, Block 5, Lot 14
C-2 Commercial
Application #158-08JS**

In answering the board's inquiry re: stop work order; the Village Engineer (KK) advised that walls had been removed within the building and the stop work order was necessary. However if the applicant withdrew their site plan application (pending the ZBA application) they could request Heating and Electric upgrade permits from the Building Department.

The meeting ended at 10:00PM.

Respectfully submitted,
Cindy Suarez, Secretary