

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

October 28, 2010

PLANNING BOARD MINUTES

PRESENT:

Gladys Gentile, Chair (GG)
Ray DiBiase (RD)
Tom Vulpis (TV)
Jen Sigler (JS)
Alexis Spyrou, alternate member (AS)
Lou Johnson, alternate member (LJ)
Denise Harrington, Village Planner (DH)
Cindy Suarez, Secretary (CS)

ABSENT:

Philip Schiavone (PS)
Lee Rosner, Trustee/Liaison (LR)

The Planning Board meeting was held at 121 West Broadway, Port Jefferson, NY 11777
The Board convened at 7:10 pm in the first floor conference room.

REGULAR BUSINESS

The Board approved the Planning Board minutes of 9/23/10.
Unanimous (JS recused, absent 9/23).

GG: alternate members participate when regular members recuse themselves.

TREE CLEARING & GRADING

315 East Main Street

Action: Remove 12 trees

Zoning: RB-3

Applicant: Pastor Paul Sandberg c/o First Baptist Church

SCTM: Sec 12, Blk 4, Lot 29

Application: #207-10LJ

Present: Reverend Paul Sanberg

SEQRA: Type I (1855 historic building).

Front southwest corner of parcel: request to remove (1) tree with 13" diameter trunk and replace with a reminiscent of a Biddle Fountain.

Rear northeast corner of parcel: request to remove (1) tree with 12" diameter trunk.

RD moved to approve the application with the following conditions:

1. Replant (3) 5' Japanese maple trees (or similar) in the rear and enrich with additional English Ivy ground cover.
2. Employ erosion control measures at base of slope on north side of building so sediment does not go on East Main Street.

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WORKSESSION

Water's Edge Apts.

Action: Conditional Use & Site Plan

Zoning: C-1 and RB-2

Applicant: John Scoglio

SCTM: Sec. 11--Bk. 6--Lot 18, 19, 20, 21.1, 22.1, 23.1, 24.1 & 25

Application: 422-09MV (ZBA) & 177-10PS (PB)

Discuss concerns about environmental impacts.

- Accessory parking in the RB-2 zoned portion of the site is unpermitted and if permitted creates an unwarranted intensification of the overall site.
- Proposed building site improvements assume a setback of 15' from flagged & unflagged wetlands. Is inconsistent with setbacks imposed upon neighboring properties.
- The above compare to be functionally incompatible and will jeopardize the vapor system.
- The proposed plan deviates from and is inconsistent with the Mill Creek study.

RD moved to adjourn the meeting at 9:30PM.

Respectfully submitted,

Cindy Suarez, Secretary