

October 30, 2008

**PLANNING BOARD MINUTES**

**PRESENT:**

Phil Schiavone  
Ray DiBiase  
Mark Brosnan, acting chairman  
Jennifer Sigler

**ABSENT:**

Will Rau, Senior Planner

Cindy Suarez, Secretary  
Carmine Dell Aquila, Trustee

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The Planning Board meeting is held at 7:00PM on the 2<sup>nd</sup> 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.

**Executive Session:**

7:00PM: Mr. Brosnan made a motion to go into executive session, Mr. Schiavone seconded the motion, all members in favor the vote was 4-0.

8:15PM Mr. DiBiase made a motion to come out of executive session, Ms. Sigler seconded the motion, all members in favor the vote was 4-0.

**PUBLIC HEARING:**

**1. Jefferson Homes (#131-08) Sec. 17 Blk. 2 Lots: 13.1 & 14.1**

(CONTINUATION OF PUBLIC HEARING HELD ON APRIL 29, 2008)

A public hearing to discuss proposed six-lot major clustered subdivision of a 3.05 acre parcel in the Single-Family residence R-B2 district located on the east side of High Street approximately 130 ft north of the intersection of Maiden Lane and High Street.

Mr. Brosnan, acting chairman read the public notice. He amended the notice to read that the hearing will start at 8:20PM instead of 7:30PM. Mr. Brosnan announced that based on the recommendation of Village Counsel, the public hearing will be heard but not closed at the end of the hearing.

The applicant's attorney, Linda Margolin, stated that the Board had adopted a negative declaration. She presented a new site plan created by Mr. Mike Williams of R&W Engineers #132 Main Street, Bayshore.

Mr. Williams pointed out some highlights on the site plan that were changed; the front porch runs the length of the front of the house but does not wrap around the house, retaining walls along the driveways were removed, the driveway slopes pitched toward the cul-de-sac were reduced, on site drainage was addressed with highway department, and the retaining wall closest to High Street was removed by adjusting proposed contour.

Mr. Williams presented a color rendering of the proposed clearing which would be 1 ½ acres. There is already .93 acres cleared, the project would involve clearing .44 acres.

Architect, Laurie Fontana, discussed the six proposed structures. She explained that the rear yards would be flat with slopes on the side yards. She stated that the floor plans are less than 1500 sq feet of the foot print and the heights are under the village code ranging from 31' 6" to 34' 2.1". There will be six guest parking spaces, driveways large enough for two cars and eighteen steps with a landing from the driveway to the front door. The existing structures will all be demolished. The units will be connected to the village's sewer system.

Ms. Sigler continued that all units were identical in design although flipped in some cases and that the ARC recommendations discourage vinyl siding as proposed by applicant. The proposed plans need to be reviewed by the ARC.

Mr. Brosnan opened up the floor to the public for comments. There were no comments from the public. Mr. Brosnan made a motion to adjourn the hearing, Mr. DiBiase seconded the motion, all in favor the vote was 4-0.

### **APPOINTMENTS:**

#### **Dassarro (# 132-08) Sec. 21 Blk. 4 Lot 8.2**

Meet with Doug Savage, adjoining neighbor to Mr. Dassarro was present to discuss site plan for a proposed 1,999 square foot one-story addition to an existing auto body repair facility on a .32 acre parcel in the General Commercial C-2 District, west side of Texaco Avenue, approximately 205 feet south of Sheep Pasture Road.

Mr. Savage reviewed the letters that were sent to the Board members. He stated that the following items were taken care of:

- 1) Drainage
- 2) Removed dumpster from car wash, placed it on site, but did not install fence around it.
- 3) Planted a few bushes (not effective screening). However the fence is still falling down, the compressor is louder than ever, and parking still exists on the street, although it is prohibited.

Apparently a building permit was issued even though prior site plan conditions were not met by the applicant. Mr. Savage stated that the building is being used without a CO, business is being conducted on Texaco Avenue, and nobody addresses the violations. He also stated that the owner stores hazardous materials in the building and washes toxic fluids down the drains, has huge fans on the roof blowing the paint fumes to the neighbor, and stores vehicles which may be leaking fluids outdoors on a permeable surface.

Mr. Schiavone explained that some of these issues are Planning Board concerns, but most of them are code enforcement issues. Mr. Schiavone stated that the parking issues can be cleared up, the Planning Board application affidavit can be signed, the neighbor who allowed the parking can notarize the letter and the question of the use can be investigated.

Mr. Savage questioned if enforcement issues could be addressed in the Riverhead County offices. Carmine Dell Aquila, Trustee stated that he will discuss this at the next Trustee meeting on 11/3/08.

Barbara Sabatino, business owner stated that multiple work shifts are being used in the building, and that she has observed two cars on Texaco Avenue being evaluated by insurance agents for damage in the street. She also stated that the empty lot includes rental vehicles for customer's having work done to their vehicles. She stated that C&C Collision has a contract with Geico.

Mr. Brosnan recommended that Mr. Savage prepare a list of quality of life issues and contact the DEC and the health department. The Board will send a memo to special counsel asking for direction regarding permitted site usage.

1. **18th Century Homestead Project (Roe House) (#146-08) Sec. 12 Blk. 6 Lot 5**

Meet with Campani and Schwarting Architects to discuss revised drawings in response to the conditions of the June 19, 2008 Planning Board resolution.

Barbara Ransome, former Trustee and Francis Campani, Architect were present.

The plans for phase I were discussed and the following items were reviewed as part of the proposed plan;

- Secure the premises and stabilize the site.
- Plantings for vegetables and a flower garden.
- A walking path.
- Grading a slope to access front door.
- Bring in fill for flood plan.
- Plywood on exterior to be added to build out wall and install clapboard.
- Reinstate a chimney.
- Cedar shingle roof.
- Dark sky compliant lighting

Ms. Campani stated that the interior scheme will be left alone.

Ms. Sigler would like to see inset lights to illuminate the exterior stair and walkways and the corner at Barnum & West Broadway needs a sense of closure which can be accomplished with landscape screening.

Mr. Schiavone suggested a splash strip for the gutter.

Mr. Brosnan requested comments from the Village Engineer on the drainage basin.

Mr. DiBiase stated that NYSDOT should look favorably on the location of the driveway on Barnum Avenue.

**GENERAL BUSINESS:**

On a motion made by Ms. Sigler, seconded by Mr. Schiavone, the minutes of 9/4/08 were approved. All in favor the vote was 4-0.

The meeting ended at 10:00PM.

Respectively submitted,

Cindy Suarez, Secretary to the Planning Board