



## BUILDING, PLANNING & ZONING DEPARTMENT

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### PLANNING BOARD MINUTES

NOVEMBER 10, 2005

#### PRESENT:

Jim Burke

Phil Schiavone

Jennifer Sigler

Ray DiBiase

#### ABSENT:

Mark Brosnan

Village Planner Will Rau

Trustee Barbara Ransome

#### GENERAL BUSINESS:

1. The board adopted the minutes from September 17<sup>th</sup>, & October 25<sup>th</sup>, 2005
2. The board discussed and drafted changes for the proposed Code changes for § 250-37 *Lighting* and 250-31 *Signs*. Memo to trustees to be sent with general approval with some minor revisions.

#### PRESUBMISSION CONFERENCE:

3. ST. CHARLES HOSPITAL - (# 048-05) discuss proposal to change the use of the existing 18,000 square foot building formerly used by BOCES. The applicant would like to renovate for inpatient hospice care (SCTM # 206-013-01-011.002).

The attorney for the applicant, Peter Costigan made a presentation for the change of use.

PC:

- The building will be a 16 unit in patient hospice.
- There will be no footprint change except for the construction of the entrance facade.
- The parking demand will be less than current needs.
- There will be a maximum of five staff members daily
- Visitors will be parking by the hospital and walking.
- The electrical and air demands will remain the same, but will be updated.
- The emergency access will remain the same.
- The exterior garden will be enhanced and improved.

Jamie Machado (architect) made a presentation:

JM:

- There will be less traffic.
- There will not be any footprint change.
- The height of the building will be the same.
- The emergency egress will remain the same.
- Instead of changing the building, there will be a curved wall added to enhance the building entrance. The wall will not be attached to the building.
- The entry will be visible and it will be a point of reference as to where people are going.
- There will be three wings:
  - A) The Welcome Center B) The Patient Center C) The Bereavement Center
- All the connections to the main hospital are staying the same.
- Inside the building the non-load bearing walls will be torn down.
- The windows will be replaced.
- The patient suites will have cathedral ceilings and large windows
- Every suite will have one common lobby/foyer area.
- There will be a multipurpose room for private meetings, families to gather, holiday events, etc...

Phil Schivone:

I would like to see a tabulation of the square footage of the space and use with parking calculations. ratio put on the drawings to see if it fits what is in our code.

I would like a Suffolk County authority to confirm the sewer capacity, the likelihood is reduction.

JM:

The electrical will have a higher load and be upgraded.

PS:

I'd like a planting list. I also think that the lighting should be shown on the site plan.

Jennifer Sigler:

Is there any exterior lighting proposed? I would like a material identification list also.

JM:

Yes, piers on top, interior lit. There will be no floodlights.

Ray DiBiase:

Will there be directional signs?

Peter Costigan and Jamie Machado will prepare the plans as requested by the board to refer to the ARC for review and comment.

4. PJ OAKLAND PARTNERS LLC (# 029-04) Review revised site plan/change-of-use/conditional use permit to redevelop existing nursing home sites and adjoining vacant parcel located on three separate tax parcels totaling 9.67 acres in the Village's Professional-Office P-O District on the east side of Oakland Avenue and south of North Country Road (SCTM # 206-017-07-002.000 & 021-06-014.001 & 14.002)

Eric Nicosia (architect) passed out photos of property and proposed plan and gave presentation:

- Assembled additional properties
- New good economic engine for the area.
- Expanded landscape area.
- Development on the south side will be more of a minimum.
- There is a 100-foot buffer required for parking.
- Highway zoned RM
- Not interfering with that 100 feet
- There are no solid buffer requirements in the code.
- SEQRA before ZBA
- Help alleviate traffic concerns
- This will be smart growth

Phil Schiavone: Please explain the offices

EN: One per 200 sq feet will be for administrative offices. Some tenants will be of a non -medical function. There will be office, computer, and financial services. Requirements for conditional use approval shows parking requirements. Six bus lines and the LIRR, traffic impact does not warrant this.

PS: Cross easements three owners still? There has been trouble in the past with cross easements.

EN: They are separate tax map numbers.

Ray DiBiase: Can you explain phase II?

EN: We have potential tenants for the south building.

Jennifer Sigler: Have we seen this three story before?

EN: No.

PS: Which plan is the variance for?

EN: 125 Oakland has a narrow lot ( 175 is 165) requesting land bank spaces with 100 feet.

RD: We need to review the traffic study.

JS: What is the parking ratio for the plan showing land banking?

EN: 1 per 225. Just to add, remember we are eliminating cats, stray animals, graffiti, abuse, debris, etc...

Eric stated that he'd call Will Rau next week.

**ACTION TO BE TAKEN:**

5. INVESCO AFFILIATES, LTD (# 005-04) Make determination of significance (SEQR) for the proposal to construct 53 residential units and 4,200 sq. ft. of commercial/office space. The property is located in the Central Commercial C-1 District on the south side of West Broadway. (SCTM # 206-012-06-004.001)

**RESOLUTION:**

The board received the current site plan, the erosion plan, Will Rau's memo and EAF part I. The board reviewed part II of SEQRA. The board discussed the current plan and the erosion plan. Phil Schiavone made a motion on the part II SEQRA small to moderate. It can be mitigated thru an erosion control design, which has been submitted. Phil made a motion to declare a negative declaration. Jim Burke seconded the m

**WHEREAS**, a site plan/conditional use permit application for Invesco Affiliates Ltd. was submitted to the Planning Board to consider a proposal to construct 53 residential units and 4,200 square feet of office space with associated site improvements; and

**WHEREAS**, the subject property is 3.7 acres located in the Central Commercial C-1 District, on the south side of West Broadway (SR 25A), approximately 65 feet west of Barnum Avenue; and

**WHEREAS**, the application meets the criteria for classification as an Type I Action, pursuant to Article 8 (State Environmental Quality Review Act, SEQRA) of the New York State Environmental Conservation Law and pursuant to Chapter 129 (Environmental Quality Review) of the Village Code, and

**WHEREAS**, SEQR was coordinated with all the involved agencies and on June 28th, 2005 the Village Planning Board assumed lead agency status; and

**WHEREAS**, the applicant has submitted Part I of an Environmental Assessment Form, and planning staff has prepared Part II and Part III of an Environmental Assessment Form, and

**WHEREAS**, the Planning Board reviewed the application and considered the magnitude and importance of each impact; and

**NOW THEREFORE BE IT RESOLVED**, that due to the nature of the proposed project and the existing site conditions, the proposed action will not result in any large and important impact(s), therefore, will not have a significant impact on the environment; and

**BE IT FURTHER RESOLVED** that the Planning Board hereby adopts the Negative Declaration prepared for the review of the site plan application for Invesco Affiliates Ltd.

6. SPRINT SPECTRUM L.P. (# 045-05) Consider a proposal to affix public utility wireless communications antennas to existing smoke stacks on 72.57 acres in the Water Front - Public Utility W-P District (SCTM # 206-007-01-001).

Jennifer Sigler made a motion to approve the plans. Jim Burke seconded the motion. All in favor 4 - 0. The chairman signed and dated the approved plans.

**RESOLUTION:**

**WHEREAS**, a conditional use permit application for Sprint Spectrum L.P. to install public utility wireless telecommunications antennas on an existing smoke stack of the LIPA facility was received by the Planning Board August 17th, 2005; and

**WHEREAS**, the subject property is 72.57 acres situate in the Waterfront-Public Utility W-P District located on the west side of Port Jefferson Harbor; and

**WHEREAS**, the project meets the criteria for classification as a Unlisted Action, pursuant to Article 8 (State Environmental Quality Review Act, SEQRA) of the New York State Environmental Conservation Law and pursuant to Chapter 129 (Environmental Quality Review) of the Port Jefferson Village Code; and

**WHEREAS**, the Planning Board prepared of an Environmental Assessment Form (EAF), Part II and on September 27th, 2005 made a "Determination of Non-Significance" and issued a negative declaration pursuant to SEQRA, and

**WHEREAS**, a public hearing was held on the evening of October 25th, 2005, the hearing was closed and no public comments were received, and

**WHEREAS**, the Planning Board sent a referral to the Suffolk County Planning Commission pursuant to § 250-51 C. of the Code of the Village of Port Jefferson; and

**WHEREAS**, by letter dated October 24th, 2005 the Suffolk County Planning Commission determined that the matter is for local determination as there appears to be no significant county-wide or inter-community impacts; and NOW THEREFORE BE IT

**RESOLVED**, that the Planning Board hereby approves the conditional use permit application for Sprint Spectrum L.P. to install public utility wireless telecommunications antennas on an existing smoke stack of the LIPA facility SUBJECT TO THE FOLLOWING CONDITIONS:

1. Any antenna that is not operated for a continuous period of twelve months or more shall be deemed abandoned and shall be removed.
2. File for a Village Building permit within nine months of this approval or said approval shall be deemed null and void.
  
7. LIBERTY MEADOWS LLC - (# 027-04) Make determination of significance (SEQR) for the preliminary map of a 43-unit cluster subdivision located on 18.5 acres in the Single-Family Residence R-B2 District on the east side of Liberty Ave. (SCTM # 206-016-08 008.001, 008.002, 009.000 018.000 024.000).

Phil Schiavone: Are we hiring professionals for the environmental review? I am wondering if the board or the building department staff is up to the road and drainage design review?

Michael Schwarting: The traffic study will be ready 11/21/05.

PS: Let's check with Kevin Koubek & Will Rau on the site review. The tree inventory should be done (trees over 9"). Let's wait for the environmental review and road design.

8. GREATER PORT JEFFERSON HISTORICAL SOCIETY - (# 046-05) - Consider proposal to construct a 300 square foot accessory building to store archival material on a 1.75 acre parcel situate in the One and Two-Family Residence R-B3 District on the north side of Prospect Street, approximately 130' west of High Street (SCTM # 206-012-04-031).

Jim Burke made a motion to approve the plan. Phil Schiavone seconded the motion. All in favor 4 - 0. The chairman signed and dated the approved plans.

**RESOLUTION:**

**WHEREAS**, the Planning Board received an application to construct a 300 square foot accessory building to store archival material for the Greater Port Jefferson Historical Society; and

**WHEREAS**, the subject parcel is 1.75 acres, improved with several structures that include the Mather house, store & sail loft, a craft house and the Spinney clock museum totaling 3,100 square feet and with sixteen land-banked off-street parking spaces; and

**WHEREAS**, the property is located in the One and Two-Family Residence R-B3 District on the north side of Prospect Street, approximately 130 feet west of High Street; and

**WHEREAS**, the Planning Board previously approved the subject site on May 22nd, 2001; and

**WHEREAS**, the application meets the criteria for classification as a Type II Action, pursuant to Article 8 (State Environmental Quality Review Act, SEQRA) of the New York State Environmental Conservation Law and no further environmental review is required; and

**WHEREAS**, a public hearing for the proposal was held on the evening of October 25th, 2005, which was closed the same evening; and

**WHEREAS**, the applicant respectively requests that the three of the land-banked parking spaces be relocated in order to site the proposed structure; and

**WHEREAS**, the Planning Board finds that the request is reasonable and that the site is large enough to accommodate relocating three spaces and that the use (storage) of the proposed structure will not require any additional parking; and NOW THEREFORE BE IT

**RESOLVED**, the Planning Board hereby approves of the application for the Greater Port Jefferson Historical Society to construct a 300 square foot accessory building to store archival material as shown on plans prepared by Campani and Schwarting Architects dated October 15th, 2005 and stamped "Received" by the Planning Board on October 25th, 2005 SUBJECT TO THE FOLLOWING CONDITION:

1. Use of structure is for storage only.
2. Payment of the \$ 200.00 stenographic transcription reporting deposit fee.
3. A building permit application shall be submitted for review of the Building Inspector within nine months of the date of this approval or the approval shall be deemed null and void.

The meeting was closed at 10:30PM.

