

November 20, 2008

PLANNING BOARD MINUTES

PRESENT:

Ray DiBiase
Mark Brosnan
Jennifer Sigler

ABSENT:

Phil Schiavone

Cindy Suarez, Secretary
Carmine Dell Aquila, Trustee
Kevin Koubek, Village Engineer

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

APPOINTMENTS:

1. **(# 110-07) Sec. 12 Blk. 7 Lot 2**
Gerard Costanzo
232 Barnum Avenue

Discuss applicant's request for a nine month extension of site plan approval for two residential apartments on the 2nd story of an existing building located in the Central Commercial C-1 district on the east side of Barnum Avenue, approximately 200 feet south of West Broadway.

Ms. Sigler made a motion to approve the nine month extension of the site plan approval. Mr. Brosnan seconded the motion, all in favor the vote 3-0.

Mr. Koubek stated that he has no objection to the approval of granting the extension.

2. **(#136-08) Sec. 21 Blk. 4 Lot 13**
Khosrow Resvani
1500 Main Street

Discuss proposal to convert existing office to a residential apartment for the premises located at 1500 Main Street. Property is within the General Commercial C-2 District on the southwest corner of Main Street (SR 25A) and Sheep Pasture Road.

Mr. Rezvani was present. He presented the proposed site plan created by Tom Vulpis Jr., R.A. dated 11/12/08 stamped "received" by the building department 11/14/08. He stated that the proposal is for a two bedroom apartment above his retail store.

The Board members reviewed the site plan. Mr. Brosnan commented that the footprint of the second floor apartment is the same as the first floor which is 1200 square feet. The members discussed the parking requirements. The site plan data shows eight parking spaces. Based on parking requirements there should be 12 spaces for the first floor retail space (1 per 100 as per code) and 4 spaces for the second floor office (1 per 300 as per code) for a total of 16 spaces for the current use. The change of use to a second floor apartment represents a deintensification, requiring 2 spaces for the 2 bedroom apartment resulting in a net loss of 2 spaces – 14 spaces are

required for the proposed plan. Additionally, the two parking spaces in the apartment must be designated "resident only" parking.

Mr. Brosnan made a motion to schedule a conditional use public hearing on January 22, 2009 subject to Kevin Koubek, Village Engineer verifying that the parking provided on site as reflected on the CEU conforms to its present use, or subject to the submission of a site plan showing the 14 required parking spaces based on the CEU dated 12/17/96 for the subject property. Ms. Sigler seconded the motion, all in favor the vote was 3-0.

The meeting ended at 8:30PM.

Respectively submitted,

Cindy Suarez, Secretary to the Planning Board