INCORPORATED
VILLAGE of PORT JEFFERSON
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April 19, 2012

PLANNING BOARD MINUTES

PRESENT:

Gladys Gentile, Chair (GG)
Ray DiBiase (RD)
Lou Johnson (LJ)
Barbara Sabatino (alternate)
Jen Sigler (JS)
Denise Harrington, Village Planner (DH)
Cindy Suarez, Secretary (CS)
Lee Rosner, Trustee/Liaison (LR)

ABSENT:

Tom Vulpis (TV)
Alexis Spyrou (AS)

The Board convened at 6:30 PM

WORKSESSION

RD moved to approve the 10/13/11meeting minutes, vote unan.
LJ moved to approve the 11/10/11 meeting minutes, vote unan.

The members discussed recommendations for revisions to the Bed & Breakfast Code.

Pine Hill Woods: Amendment of Major Subdivision
Action: Discussion of Proposed Amendments to filed map of a Major 6-lot Subdivision 3.45 ac, 105,282 sf including roadway grade and increased clearing limits.
Location: North side of intersection of Pine Hill Road & Edgewood Avenue
Zoning: Residential RB-2
Applicant: Gerasimas Inc. c/o Jerry Spiliotis
SCTM: Sec.18, Blk.1, Lot 11
Present: Angelo Nicosia, Engineer & Steve Spiliotis, Applicant

4/19/12 staff memo reviewed.

Applicant is proposing limited tree clearing with modest relief and slight grade change.

Road position did not change.

Each permit will have its own grading plan.

Question regarding the Village not accepting any more road dedications.

Filed plat does not show %. File certificate of correction with the County Clerk.

SITE PLAN & CONDITIONAL USE APPLICATIONS

Water's Edge Apts.
Action: Adoption of Scope of Draft Environmental Impact Statement for 3-story, 52-unit apartment complex, 4157 sf general office, and ground floor parking facilities on 1.84-acre site
Location: 217 W. Broadway, Southeast corner of West Broadway & Brook Road
Zoning: C-1 and RB-2
Applicant: Demetrius A Tsunis
SCTM: Sec. 11, Blk. 6, Lots 18, 19, 20, 21.1, 22.1, 23.1, 24.1 & 25
Application: 422-09MV (ZBA) & 177-10PS (PB)
Present: Chic Voorhis & David Sobotkin, applicant's consultants

Proposed resolution to adopt the 4/12/12 draft scope EIS as amended.

LJ moved to adopt the scope dated 4/11/12, vote unan.

See Certified Transcript (not a public hearing)

TREE CLEARING & GRADING

5 Ellen Drive
Action: Tree Clearing & Grading
Location: 5 Ellen Drive
Zoning: RB-2
Applicant: Michael McGuigan
SCTM: Sec.18, Blk.1, Lot 20
Application: #224-11TV
Present: Michael McGuigan

4/19/12 staff memo reviewed.

RD moved to approve the application with the condition that a clearer copy of the proposed plantings be submitted, vote unan.

PRESUBMISSION CONFERENCES

Linden Place & Texaco Avenue
Action: Presubmission Application Conference for a 4-story 87-Unit Apartment Complex with below ground and 1st floor parking
Location: NE Corner of Linden Place &Texaco Avenue & South side of Linden (south of NE Corner of Linden Place & Texaco Avenue).
Zoning: C-2 General Commercial
Applicant: Rail Realty, LLC
SCTM: Sec.21, Blk.4, Lot 19.1, 20, 22.1, 22.2 & 30 (easement on lot 18)
Present: Eric Russo, Attorney for Rail Realty & Eric Nicosia, Architect

Mr. Russo presented the proposed project for (12) two bedroom and (18) one bedroom apartment complex.

The applicant is anxious to proceed.

Board & Staff comments will be sent to the applicant's representative.

Meeting adjourned at 9:30PM.

Respectfully submitted,

Cindy Suarez, Secretary