

**INCORPORATED**  
**VILLAGE of PORT JEFFERSON**  
121 West Broadway  
Port Jefferson, NY 11777  
Tel. (631) 473-4744 Fax (631) 473-2049  
[www.portjeff.com](http://www.portjeff.com)

**October 10, 2019**

**PLANNING BOARD MINUTES**

**PRESENT:**

R. DiBiase, Chairman  
L. Zimmerman  
B. Sabatino  
G. Anderson  
J. Castellano, alternate member  
C. Suarez, Secretary  
J. Sigler, Site Plan Reviewer  
L. Rickmers, Village Planner  
A. LaPointe, Sp. Village Atty. Planning/Zoning  
B. D'Abramo, Trustee/Liaison

**ABSENT:**

L. Johnson

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The Board convened 5:00 PM at Village Hall 121 W. Broadway, Port Jefferson, NY 11777.

- B. D'Abramo gave a Board of Trustees update.
  - LaPointe gave a Building/Planning Department update.
  - GA moved to approve the 9/12/19 draft minutes, BS second, vote 3-0.
  - LZ moved to establish the Planning Board basic rules, BS second, vote unan. 5-0.
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## **STAFF UPDATES**

### **Mather Hospital (JS)**

#### **Determination of SEQRA segmentation**

On 9/23/19 Planning Department staff received correspondence from K. Koubek, P.E., Director of Engineering, Design and Construction at Mather Hospital inquiring as to whether the hospital can file for an amended site plan for an expansion of the parking area adjacent to the heliport, which would include pavement and local drainage leaching pools. In addition the hospital has recently been given a generator that they would like to locate on grade directly behind the medical Arts building.

Mather Hospital is in the process of preparing an 8-12 year Master Plan. Mr. Koubek is of the opinion that the request for a site plan amendment does not define a segmented application.

The Planning Board discussed the matter and unanimously agreed that it would be in the best interest to wait for these items to be part of the Master Plan.

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### **1601 Main St (JS)**

#### **Site Development Plan**

JS met with Jim Tsunis 9/25/19 regarding possible interest in future development.

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**NEW APPLICATIONS**

**3 Crystal Brook Hollow Rd. (LR)**

**Tree Clearing & Grading**

**Application:** #0593-19

**Location:** 3 Crystal Brook Hollow Rd.

**SCTM:** Sec.6, Blk.2, Lot 2

**Zoning:** R-B1 Residential

**Applicant:** Jolanda Schreurs

**Property Owner:** Ken A. Dill

**Contact:** Ogden Landscaping c/o Judy Ogden

**Description:** Proposed removal of 15 trees

**Action:** Introduce application

LR staff report and draft resolution were distributed for discussion.

The application was presented and reviewed.

LZ moved to approve the application and resolution with conditions as amended, BS second, vote unan. 4-0.

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**110 Wilson Dr. (LR)**

**Tree Clearing & Grading**

**Application:** #0597-19

**Location:** 110 Wilson Dr.

**SCTM:** Sec.16, Blk.4, Lot 11

**Zoning:** R-B2 Residential

**Applicant:** Karen Vanoverberghe

**Property Owner:** Karen Vanoverberghe

**Contact:** Brandon Perone

**Description:** Proposed removal of 10 trees

**Action:** Introduce application

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Present: Karen Vanoverberghe

LR staff report and draft resolution were distributed for discussion.

The application was presented and reviewed.

The applicant proposes to maintain as much natural understory as possible in the area of the clearing.

RD moved to declare the application a type II action pursuant to SEQRA, BS second, vote 5-0, unan.

RD moved to approve the application with the conditions set forth in the resolution, BS second, vote unan, 5-0.

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**1031 Main St. (LR)  
Site Development Plan**

**Application:** #0592-19

**Location:** 1031 Main St.

**SCTM:** Sec.17, Blk.1, Lot 20.2

**Zoning:** R-O Residential-Office

**Applicant:** Eric Cherches, Esq.

**Property Owner:** 1031 Main Realty, LLC

**Contact:** Woodhull Expediting Inc. c/o Amy Devito

**Description:** Proposed interior alterations, paving and drainage

**Action:** Introduce application

Present: Amy Devito c/o Woodhull Expediting, Inc.

The applicant seeks a new Certificate of Occupancy and an approved site plan for a Professional Building.

LR staff report was distributed.

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The July 2018 site plan was submitted with the site plan application was received by the Planning Dept. July 22, 2019.

The Planning Board's concerns and comments will be forwarded in a memo to the applicant's representative.

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**6:30PM PUBLIC HEARING (opened at 6:40PM)**

**217 Main St.  
Site Plan and Conditional Use**

**Application:** # 053-19

**Location:** Z Pita Restaurant

**SCTM:** Sec.12, Blk. 3, Lot 4

**Zoning:** C-1 Central Commercial District

**Applicant:** Joseph Zangrillo

**Property Owner:** 104 Inc. c/o Joseph Zangrillo

**Contact:** Woodhull Expediting, Inc. c/o Amy DeVito

**Description:** Proposed Change of Use from "Retail Food" to "Restaurant Standard," a Conditional Use in the Central Commercial C-1 District.

**Action:** Public Hearing 7/11/19 adjourned to 9/12/19 and 10/10/19

Present: Mike Morbillo, R.A. c/o Enspire Design Group  
Amy Devito c/o Woodhull Expediting, Inc.

MB & AD presented their site plan to the Board.

The Planning Board and Planning staff discussed the application and site plan with the presenters.

There was no public audience to comment.

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The applicant and the Planning Board agree to get the opinion of the Village Attorney and Rick Smith c/o NYS Code Enforcement on the restroom configuration.

BS moved to adjourn the public hearing to 11/7/19, LZ second, vote 4-0, unan.

*(Certified Transcript)*

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*Meeting ended 8:30 PM*

*Respectively submitted, Cindy Suarez, Secretary Planning/Zoning*