

**INCORPORATED
VILLAGE of PORT JEFFERSON**

121 West Broadway
Port Jefferson, NY 11777
Tel. (631) 473-4744 Fax (631) 473-2049
www.portjeff.com

**June 11, 2020
PLANNING BOARD MINUTES**

The Board convened 5:00 PM for a virtual work session meeting via ZOOM posted live on YouTube. Members of the public may view the meeting at:
https://www.youtube.com/channel/UCWJH3MjbJBdClp_bo2GUqJg

PRESENT:

R. DiBiase, Chairman
L. Zimmerman
G. Anderson
B. Sabatino
T. Vulpis
A. LaPointe, Special Village Atty. To Building/Planning
C. Suarez, Secretary
L. Rickmers, Village Planner
J. Sigler, Site Plan to Planning & Zoning
B. D'Abramo, Trustee/ Liaison

ABSENT:

J. Castellano, alternate member

GENERAL BUSINESS

- LZ moved to approve 3/12/20 draft PB minutes, second by TV, vote unan. 5-0.
- Next Planning Board Meeting/Public Hearing 7/9/20
- A.L. staff update
- Trustee Report (BD)
 - Phase II Seasonal Outdoor Dining
 - Village has employed a consultant to find a use for PSE&G facility.

(Applicants were present via ZOOM)

APPLICATION(S)

**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

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Description: Proposed interior alterations, paving and drainage

Action: Review revisions to Site Development Plan per Planning Board's 10/19/19 request

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

6/10/20 Staff Report:

The site is a developed .6 acre parcel in the RO district with frontage on both 25A/Main St. and Hawkins Street (1st Avenue). The property is occupied by a two-story building connected by a breezeway to a one-story building. The property has been operated as a professional building since 1969. It was the determination of the Planning Department that the site meets the requirements for the continuation of a non-conforming use, but the property still requires site plan approval. A site plan approval for office expansion was obtained in 1988; however, the plan was never executed and has since expired.

The applicant proposes to modify the site plan to repurpose an existing space within a building. The project is listed as a Type II action and is not subject to SEQRA review.

Comments were received from the DOT on 11/06/2019 and forwarded to the applicant.

The amended site plan was received on March 4, 2020 and includes information on screening, drainage, and lighting and a "landbanked" dumpster location.

A.D.: Applicant will be planting a row of arborvitae on the east end of the property. They will pave and install drainage structures in the parking lot this season upon Planning Board approval.

Upon final review the Planning Board will vote on this application at the 7/9/20 meeting.

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**217 West Broadway (LR)
Site Plan Amendment**

Application: #0605-20

Location: 217 W. Broadway

SCTM: Sec.11, Blk.6, Lot 25.1

Zoning: C-1 Commercial District

Applicant: Overbay, LLC

Property Owner: Demetrius Tsunis

Contact: Demetrius Tsunis

Description: Proposed modification to replace approved four-window grouping windows to a three-window grouping on the west, east & south elevations

Action: Review and vote

There was no one present for this application.

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The Board members reviewed the proposed renderings of window modifications to modify the Planning Board's previously approved site plan.

TV moved to approve the site plan amendment as presented, BS second, vote unan. 5-0.

Staff to prepare Resolution.

**1615 Main St. (JS)
Site Plan Development**

Application: #0540-18

Location: Southeastern most lot of Village- North side of LIRR Station and Parking Lot

SCTM: Sec.21, Blk.6, Lots 7, 9.2, 9.3 & 15

Zoning: C-2 Central Commercial District

Applicant: Port Jefferson Crossing c/o Conifer Real Estate Developers

Property Owner: Port Jefferson Crossing c/o Conifer Real Estate Developers

Contact: Joanna Cuevas, Sr. Project Director c/o Conifer Real Estate Developers

Description: Proposed mixed use building

Action: Introduce proposed changes by new applicant (Conifer)

(R.D. recused, GA appointed as Chairman for this application)

Present:

Mark Owen, Project Mgr. R & W Engineers

Kathleen Deegan Dickson, Land Use Atty.

Joanna Cuevas, Project Mgr. Conifer

Phil Bartkovich, Project Coordinator, Conifer

Sal Coco, Architect, BHS Architects

Community Development Corp. of L.I., Gwen O'Shea

5/19/20 Presubmission conference via ZOOM.

6/11/20 updated staff report.

Items discussed:

- Ingress/Egress in at Main St., out on Oakland Ave.
- Grease traps- currently proposing one, the Planning Board requests two grease traps (applicant in discussion with SCDPW)
- Drainage

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- Retaining wall (Details and calculations to be provided-rough design submitted)
- Lighting (North side-none provided. Applicant may want to reconsider for safety reasons)
- Parking (No tenant parking fee)
- Rear exteriors (Details to be provided)
- Sidewalks (Main St. & Station St.)
- Landscaping (Details to be provided)
- Dumpsters (Details to be provided)

Full EAF requires minor revisions.
SEQRA is covered by the GEIS.

Public Hearing scheduled for July 9, 2020 at 6:30PM via ZOOM.

*Meeting ended 6:15 PM
Respectively submitted, Cindy Suarez, Secretary Planning/Zoning*