

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

**July 9, 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:

ABSENT:

R. DiBiase, Chairman
L. Zimmerman
G. Anderson
B. Sabatino
T. Vulpis
J. Castellano, alternate member
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

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5:00PM -5:30PM GENERAL BUSINESS

- BS moved to approve 6/11/20 draft PB minutes as amended, second by LZ, vote unan. 4-0.
(TV absent for this portion of the meeting)
 - Next Planning Board Meeting/Public Hearing 7/16/20
 - Trustee Report (BD)
 - BOT zoning amendments approved
 - BOT public hearing to deny parade requests forthcoming
 - RD Recused himself from the upcoming public hearing for 1615 Main Street due to conflict and appointed GA as Acting Chairman for the purposes of this application.
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The Board closed the work session portion of the meeting 5:30-6:30

6:30PM-7:25PM PUBLIC HEARING:

**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

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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 three-story mixed-use building on four contiguous lots on the southeastern-most side of Main Street adjacent to the LIRR station/parking lot. The parcel has 112 LF of frontage on Main Street and proposes 3,200sf of ground floor Retail use and (45) apartment units- 37 (1)-bedroom and 8 (2)-bedroom on a 29,566.88sf (0.68acre) parcel. 48* parking stalls for the residents and (1) loading space are proposed in a covered, underground garage accessed from a proposed new road, Station Street, that will also provide ingress to the LIRR parking lot and will run one-way east and connect to Oakland Avenue.

(Applicants & Stenographer present via ZOOM)

GA announced that Ray D. had recused himself from the application and appointed J. Castellano as Alternate Board Member.

GA opened the public hearing at 6:30PM.

The Planning Board rules and instructions on navigating the YOUTUBE process and all means for submitting public comment were explained.

SEQRA: The project is classified as a TYPE I action, the Planning Board declared Lead Agency status on 1/17/19. The determination of SEQRA was done through the GEIS extensive review. The FEAF has been completed with no specific impacts not considered in the 2030 Comprehensive plan. Part II of the FEAF has been completed. No further SEQRA action is required.

Present for the applicant:

Kathleen Deegan-Dickson, Land Use Attorney

Joanna Cuevas, Sr. Project Manager c/o Conifer Real Estate Developers

Mark Owen, Civil Engineer, R&W Engineer

Sal Cocco, Architect c/o BHC

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

JC: Introduced Conifer Realty working with Community Development Corp. of L.I.

High quality work force housing with EFC grants received.

MO: Include drainage structures on station street, utilities gas & electric, sidewalk with pedestrian improvements, benches, street trees, driveway at east side of building to underground parking area, dumpster enclosure, lighting on side of buildings to illuminate sidewalks.

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SC: Building site slopes from west to east and fronts on the new Station Street which slopes ~~leans~~ downward to the east with an underneath parking area on the lower level of the building, corner of Station street with future retail use, lobby and amenity spaces, apartments are elevated off the sidewalk. One overall building with corner tower and appearance of two buildings with different architectural styles.

KD: Beautification improvements along streetscape, sidewalks, street trees, curbing and benches will be dedicated to the Village of Port Jefferson.

Board member comments:

BS: Is Parking garage underground or covered garage?

SC: *part is underground – tucks underneath from 8 ft exposed to underneath retail, covered parking no garage – apartments above one level of parking.*

BS: Raised concerns for Security of building residents and their vehicles with an open access to the parking area by non-building residents entering and hanging out in area.

JC: *Gates, arms, key fobs, for additional security all being considered.*

LZ: Page 4 of site plan grease trap access/ whether one or two grease traps will be proposed. The concern is that only one grease trap will limit the number of food establishments permitted in the commercial portion of the building.

MO: *Bob Brown Village Engineer, striping plan to be included in final site plan set.*

Pending SCHD application will determine one or two grease traps.

LZ: Retaining wall calculations & design analysis. Do they take in to account a live load (fully loaded garbage truck) on top of fully saturated soils surrounding wall?

MO: *Will forward calc to Jen Sigler.*

LZ: Will lighting be added on north side for safety.

MO: *Will discuss with team and consider. The proposed site plan lay out with the rendering posted on the screen was reviewed.*

TV: Awnings/colors comments from last meeting not addressed on new plans. Façade appears unchanged. Were plans updated? Also, Cornice on north side of building facing Main St looks like corner goes over lot line.

SC: *Plan will be refined based on comments.*

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GA: Architecture needs more dimensionality. Raised concerns about the architecture of the eastern half of the building. Recommendations from the ARC forthcoming, although not binding. Planning Board provides the direction.

AL: ARC meeting with applicant on 7/14/20 to review façade materials. All comments will be addressed after received.

GA: Village requires parkland fee to be addressed and discussed at next work session.

KD: *Would the Board consider reduced or eliminated parkland fee due to the dedication of the beautification to the village.*

AL: Parkland fee determination is a 2- part process.

The Planning Board determines if there is adequate parkland due to new development based on the number of expected occupants to the space. If the PB determines a parkland fee is required than the BOT determines the fee amount.

JS: Village Code Section 250-52 (D) (4) (k) describes parkland fee and what Planning Board considers.

GA: Value of improvements to be completed under the development to be provided by the applicant for consideration of the parkland fee.

The Board members agree to discuss at the next work session.

7:21PM: Public Hearing opened to the public.

Rebecca Kassay, 1037 Main Street: Will (roof area space to be used for community or building resident gatherings or recreation? Will it be used for another purpose? Will the roof have possible solar use? Also noted glad that project will be providing workforce housing, much needed in the Village.

JC: *No community rec space or solar panels planned*

There were no other comments from the public.

7:25PM: BS moved to continue the public hearing on 8/20/20, LZ seconded, vote unan. 5-0.

Certified Transcript

Meeting ended 7:30 PM

Respectively submitted, Cindy Suarez, Secretary Planning/Zoning