

**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)

**July 16, 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](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 GENERAL BUSINESS**

- BS moved to approve 7/9/20 draft PB minutes as amended, second by LZ, vote unan. 4-0.  
(GA absent for this portion of the meeting)
  - Next Planning Board Meeting/Public Hearing 8/20/20
- .....

**APPLICATIONS:**

**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:** Approve final documents

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There was no one present for representation of this application.

The application is an existing non- conforming use needs and site plan approval.

SEQRA is classified as a Type II action.

A revised site plan was submitted in June 2020.

The proposed site plan shows a land banked dumpster for future use, this should be added to the Resolution.

LZ moved to approve the application as amended, GA seconded, vote 5-0 unan.

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**68 North Country Rd. (JS)  
Site Plan Amendment & Conditional Use Permit**

The Board reviewed the application and site plan to prepare for the 6:30PM public hearing. The applicant seeks approval for Mather Hospital IT department to move their offices into the former Bank of Smithtown building (interior renovations only). The original existing site development plan was approved in 2006. One parking space will be added to the site plan.

SEQRA: The application is a TYPE II action.

The 2006 approval did not require merging the three (3) lots. As part of this approval, in lieu of merging them, the applicant proposes to retain the independence of the last file covenants and easements approved by the Village Administration. The Planning Board had no objection to this approach.

*5:50PM The Board closed the work session portion of the meeting.*

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**6:30PM PUBLIC HEARING:**

**68 North Country Rd. (JS)  
Site Plan Amendment & Conditional Use Permit**

**Application:** #0606-20

**Location:** South side of North Country Road, east of Oakland Avenue (Vacant Bank of Smithtown bldg.)

**SCTM:** Sec.17, Blk.7, Lot 2

**Zoning:** P-O Professional Office District

**Applicant:** North Shore Professional Realty

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**Property Owner:** Robert Frey

**Contact:** H2M Architects & Engineers

**Description:** Change of Use from a financial office to a non-medical professional office, a conditional use in the Professional Office P-O District

**Action:** Public hearing

LZ was absent from the public hearing,

Present for the applicant:

- Bill Cerney, Property Manager
- Pauline Weatherby, Controller
- John Breslin, Attorney
- Frank Smith, H2M Architects + Engineers
- Maria Di Natale, H2M Architects + Engineers
- Melissa Hoereth, H2M Architects + Engineers

Presentation was given by the applicant's attorney, John Breslin.

MH shared the proposed floor plan with five offices and open cubicles.

There will be interior modifications only. The proposed change of use requires 18 stalls, 17 fewer stalls than the former bank use. No existing parking stalls will be removed. The Planning Board reviewed the proposed floor plan and raised concerns that more stations were proposed. The existing parking will accommodate the additional employees and leave several extra stalls.

JS presented and discussed the staff report.

There were no comments from the public.

TV moved to close the public hearing, BS seconded, vote unan. 4-0.

The public hearing closed at 7:03PM.

*Certified Transcript*

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**POST HEARING WORK SESSION:**

The Planning Board had an informal discussion regarding the land banked parking on the site and the Station Street re-alignment with Highlands Blvd and its impact on the southern ingress /egress to/from Highlands Blvd.

BS moved to approve the application as presented with the condition that all Covenants & Restrictions be submitted to and approved by the Village Attorney prior to issuance of a Certificate of Occupancy, TV second, vote 4-0, unan.

*Meeting ended 7:15 PM*

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