

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

**AUGUST 20, 2020
PLANNING BOARD MINUTES**

PRESENT:

R. DiBiase, Chairman
L. Zimmerman
G. Anderson
B. Sabatino
J. Castellano, alternate member
A. LaPointe, Special Village Atty. To Building/Planning
C. Suarez, Secretary
J. Sigler, Site Plan to Planning & Zoning
B. D'Abramo, Trustee/ Liaison

ABSENT:

T. Vulpis

6:00PM GENERAL BUSINESS (Virtual via ZOOM)

- LZ moved to approve the 7/16/20 draft PB minutes, second by BS, vote unan. 4-0.
- Next Planning Board Meeting 9/10/20 "(subsequently revised to September 17, 2020)"
- AL staff update
- BD Trustee report

6:30PM PUBLIC HEARING (Virtual via ZOOM)

*Public Hearing opened July 9, 2020, adjourned to August 20, 2020
(Ray D. recused)*

**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 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

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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.

Public comments received via email were acknowledged and the names of the senders were submitted into the record.

Present for the applicant:

Ken Garvin, AIA c/o BHC Architects
Kathleen Deegan-Dickson, Land Use Attorney
Joanna Cuevas, Sr. Project Manager c/o Conifer Real Estate Developers
Mark Owen, Civil Engineer, R&W Engineer
Gwen O'Shea, President Community Development Corp. of L.I.

The latest most current revised renderings were shown. ARC comments ere discussed among the applicant and the board members.

The applicant addressed the fencing, proposed trees, lighting, retaining wall, gates, and security.

KDD asked the board to consider their determination of requirement of the Parkland fees and PILOP as they were not a budget item for the developer.

AL explained that the Planning Board can make the determination if the requirements of Parkland fees and PILOP are appropriate, but the BOT determines the request for reduction or waiver of the fees.

Public Comment(s): Andrew Thomas spoke as an ARC Committee member and resident.

JS to schedule a future meeting with the applicant and a Planning Board member to further discuss.

7:11PM BS moved to close the public hearing portion of the meeting, LZ second, vote 3-0, unan.

(Certified Transcript)

POST WORK SESSION:

PILOP relief was discussed – 11 spaces are required for retail space.

LZ moved to require Parkland Fees, BS second, vote 3-0, unan.

BS moved to close the meeting, LZ second, vote 3-0.

Meeting ended 7:30 PM

Respectively submitted, Cindy Suarez, Secretary Planning/Zoning