

**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

**SEPTEMBER 17, 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

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The Planning Board met virtual via ZOOM www.portjeff.com/virtualmeetings

5:00PM GENERAL BUSINESS

- BS moved to approve the 8/20/20 draft PB minutes, second by LZ, vote unan.4 -0.
 - Next Planning Board Meeting 10/8/20
 - Trustee D'Abramo's last meeting after serving the community since 2011 as Trustee
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APPLICATIONS

**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 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.

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

Present for the applicant:

Joanna Cuevas, Project Manager
Kenneth Garvin, AIA
Kathleen Deegan Dixon, Attorney

The revised renderings and the draft resolution were displayed for discussion between the Planning Board members and the applicant's representatives. Items discussed:

- East/rear elevation revisions did not include wrapping the "tower" around from the south to the east side. KG stated that the required width of the rear driveway precludes bumping out the tower element. He proposed adding vertical elements to the façade similar to those on the south side to enhance continuity.
- Security grill system at garage entrance
- Juliet railings at Main Street corner "tower"
- One grease trap to be installed
- Colors of siding and brick
- A future ground-level "wet" (either restaurant take out or restaurant standard) will require a site plan amendment for either conditional use. Additional parking will be required, and as none can be provided on site, the applicant would seek relief via PILOP.
- Entrance for the management office and for residents and/or their guests is located on Station Street. An internal entrance in the underground garage is also provided for residents only.
- Security cameras
- Planning Board would like to see landscaping on the east side of the retaining wall separating the subject site from the Oakland Avenue Village of Port Jefferson parking lot. Staff to communicate this request to Bob Brown, consultant to Village of Port Jefferson for Station Street.
- Bond estimate-Planning Board requested revised submission with unit prices and quantities.
- Parkland fee - KD confirmed with the Planning Board that the "fee" might also be "work-in-kind."

BS moved to approve the bond amount, LZ second, vote 4-0, unan.

BS moved to grant conditional final approval for the proposed site development plan, LZ second, vote 4-0, unan.

LZ moved to adjourn the meeting at 6:15PM, BS second, vote 4-0, unan.

Meeting ended 6:15 PM

Respectively submitted, Cindy Suarez, Secretary Planning/Zoning