

**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)

**OCTOBER 27, 2020  
PLANNING BOARD MINUTES**

**PRESENT:**

L. Zimmerman  
G. Anderson  
B. Sabatino  
J. Castellano, alternate member  
A. LaPointe, Special Village Atty. to Building/Planning  
C. Suarez, Secretary to the Planning/Zoning Boards  
J. Sigler, Site Plan Reviewer

**ABSENT:**

R. DiBiase, Chairman  
T. Vulpis

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The Planning Board met virtually via ZOOM posted live at 2:30PM.

**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. *Public hearing opened July 9, 2020, public hearing closed August 20, 2020, conditional approval granted September 17, 2020*

**Action:** Discuss revised bond amount.

Present for the applicant:

Mark Owen c/o R&W Engineers  
Kathleen Deegan Dixon, Attorney for the applicant  
Robert Loud, Project Coordinator

**REVIEW AMENDED BOND AMOUNT:**

The applicant and the Planning Board reviewed an amended bond amount that included unit prices and quantities as requested by the Planning Board at the September 17, 2020 meeting.

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The amended bond amount of \$697,313.00 removed the cost of shoring install and removal (\$455,000.00) which was mistakenly included in the \$1,177,947.00 bond amount approved on 9/17/20. The applicant, as requested, has also stated the \$20,000.00 will be provided as a contingency/allowance for the removal of (2) subsurface gasoline tanks that may be under the Main Street sidewalk adjoining the site.

BS moved to amend the bond amount of \$1,177,947.00 to \$717,313.00, second by JC, vote 4-0, unan.

**TREE WATERING:**

Since the 9/17/20 conditional approval, the applicant proposed changing the method of watering the trees on Station and Main Streets. The proposed change would eliminate the approved drip irrigation replacing it with a Gator bag system fill bag with water around the base of the tree rather than an automatic system. A dedicated maintenance person would be responsible for filling bags.

Further investigation and review will be required before a recommendation can be made to the Planning Board by Planning staff. Subsequent discussion will take place after review is complete.

**IRRIGATION:**

The drip irrigation for the 3 ft. wide landscape strip down Station Street was approved on 9/17/20 and will remain in place pending further consideration and discussion. If in the future; should the applicant wish to pursue alternate means of irrigation, the proposed change may be considered as a site plan amendment.

BS moved to adjourn the meeting at 2:50 PM, JC second, vote 4-0, unan.

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*Meeting ended 2:50 PM*

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