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

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.
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