



INCORPORATED VILLAGE OF PORT JEFFERSON
Building & Planning Department
88 North Country Rd., Port Jefferson, NY 11777
Ph.: (631) 473-4744 Fax: (631)473-2049
www.portjeff.com

January 7, 2021
PLANNING BOARD MEETING MINUTES
Virtual via ZOOM

PRESENT:

R. DiBiase, Chairman
L. Zimmerman
G. Anderson
B. Sabatino
T. Vulpis
J. Castellano, Alternate Member
A. LaPointe, Special Village Atty. to Building/Planning
L. Rickmers, Planner
J. Sigler, Site Plan Reviewer
R. Kassay, Trustee/ Liaison

ABSENT:

C. Suarez, Secretary

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

5:30PM GENERAL BUSINESS

- Trustee Kassay presented Trustee report.
 - ✓ BOT is working on Upper Port code changes regarding payment in lieu of parking and parking space requirements (PILOP)

NEW APPLICATION

1 North Country Road (JS)
Site Plan Development

Application: 0611-20
Location: 1 North Country Road (Location of former Lobster House)
SCTM: 0206-21-3-27, 28 & 29
Zoning: C-2 Commercial
Applicant: Port Development, LLC – Contract Vendee
Property Owner: Robert Marelli & Alvin Marelli & Dorothy Marelli Family Trust
Contact: Eric Nicosia

Description: Proposed construction of a mixed used building with 40 Apartments

Action: Introduce application



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Present: Eric Nicosia, Rob Gitto, Tony Gitto, Mark Gitto

Jen Sigler summarized the application. Applicant proposes a mixed use building with 40 apartments and 1350 square feet of retail/office space at the corner of 25A and North Country at the site of the former Lobster House. Proposed parking is one space short of the requirement.

Eric Nicosia rejoined the meeting via phone to present the application.

- Entrance would be via curb cut on Thorne Lane.
- Compact design keeps building in the sewer district. If the design were expanded the applicant would require DPW permission to include the additional lots in the sewer district as well as incurring a significant buy-in fee.
- Discussion of number of stories, grade, and setback on upper floor.
- Bonus fourth story for a major public amenity.
- Building as presented has 5-stories, which are stepped back.

JS notes that the impact of the 5th story will be felt from the south. Also, unit 002 is at grade, which the code does not permit.

BS notes that Thorne Lane is a small dead-end street that already struggles with difficulty exiting onto North Country Road due to the traffic at the Main Street/North Country Road intersection. Ingress and egress have been a longstanding issue for Thorne Lane, is there an alternative?

EN notes that the existing curb cut could be maintained on North Country Road, but parking would be lost. DOT will almost certainly require that the curb cut on 25A is closed.

RG states that discussions with the traffic engineer indicate that this is a less intensive use than the restaurant and should be better.

LZ asked about access to retail space and handicap access. Notes that the amount of retail is dramatically smaller compared to previous uses at the sites. Suggests access to the retail from the inside. Also, inquiries about door and access to northside apartments.

TV notes that while parking may be code compliant, he is concerned that it will be insufficient based on the realities of car ownership for renters and visitors.

RG states that based on previous experience the provided parking is sufficient – cites the Hills and Barnum.

JS notes that if parking becomes an issue Thorne Lane would be the only option for those looking for parking. Also, that the required parking for The Hills apartment complex on Texaco Ave was calculated at a higher rate prior to the Code change that relaxed apartment parking in the C-2.

GA asks about elevation on North side of building. A massing model and/or 3D renderings are needed.



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JS asked EN to explain challenges of a grease trap at this site.

Discussion regarding possible restaurant use, grease trap requirements/challenges, and possible reconfigurations of the building to enable a restaurant use.

JS reviews remaining items from staff report.

- Two non-complying issues: ground level apartments and fifth story. Relief may be possible via area variances.
- Planting strip needed between road and sidewalk on both sides of the building
- Traffic study will be necessary for SEQR – rest of the project covered by the Comp Plan's GEIS.
- Significant erosion control measures will be needed for construction particularly at the north side of the project site.
- Parkland fee and PILOP for parking not provided on-site.

Major public amenity discussed with suggestions including continuing sidewalk improvement to Stony Hill Road, possible collaborating with 60 North Country to improve their accessory parking lot for shared public/private use.

The Board requested visual presentation on the Northwest corner for the next meeting on February 11, so that they can better understand the impact of the fifth story.

7:24PM BS moved to adjourn the meeting, TV second, vote unan., 5-0.

*Respectfully submitted,
Lisa Rickmers, Village Planner*