



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

February 11, 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
C. Suarez, Secretary
R. Kassay, Trustee/ Liaison

ABSENT:

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

6:00PM GENERAL BUSINESS

BS moved to approve the 12/3/21 draft minutes, TV second, vote 4-0. Unan. (GA not present)
BS moved to approve the 1/7/21 draft minutes, TV second, vote 4-0. Unan. (GA not present)

Trustee Kassay presented Board of Trustee report.

- Parking and parking space requirements (PILOP) currently under review
- CAC currently reviewing the Tree clearing & grading code

Next virtual Planning Board meeting March 11, 2021 at 6:00PM

REFERRALS:

Town of Brookhaven (LR)
Site Plan Development

Location: 34 Jamaica Ave (East of North Columbia)

SCTM: #00200-138-2-16.16

Zoning: L1 Industrial

Applicant: Wesley Hodges c/o Summit Ridge Energy

Property Owner: Post Harbor Properties, LLC

Description: Proposed installation of a containerized battery energy storage system on a leased portion of the existing lot.

Action: Review and send comments to TOB within 30 days of February 3, 2021



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The Board members discussed the proposed installation of a containerized battery energy storage system on a leased portion of an existing lot.

Items of concern to be forwarded to the Town of Brookhaven:

- Concerns regarding leakage and corrosion of battery fluid
- Who responds to fire? Is special training required?
- Potential drainage issues on slab; unclear from the plans that the batteries are slab-mounted.

Board of Trustees (LR)

Special Use Permit Renewal – Bed & Breakfast

The Ransome Inn Bed & Breakfast

Location: 409 East Broadway

SCTM: #206-009-001-0049.3

Zoning: R-B2

Property Owner: Daniel Tarantino

Description: Three- year renewal of special use permit for bed & breakfast

Action: Review and send comments to BOT

The Board members discussed the application referral.

There were no comments or concerns from the Board members.

APPLICATION UPDATES

170 North Country Rd. (LR)

Site Plan Amendment

Application: #0596-19

Location: Corner of North Country Road and Columbia Avenue

SCTM: Sec.22, Blk.1, Lot 2

Zoning: P-O Professional Office

Applicant: Sal Capitano, Pres. c/o Columbia North Development Corp.

Property Owner: Sal Capitano, Pres. c/o Columbia North Development Corp

Contact: Sal Capitano, Pres. c/o Columbia North Development Corp and Eric Russo, Esq.

Description: Proposed expansion of parking lot from 42 spaces to 58 spaces with the request to landbank and additional 8 spaces to preserve existing landscaping.

SEQRA: Application is an unlisted SEQRA action.

Action: Staff update



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Present: Eric Russo, Esq.

ER presented the application and proposed revised site plan.

The application has been amended to reflect the Planning Board's concerns that were forwarded to the applicant November 2020.

LR 2/11/21 staff report was reviewed and discussed.

LZ comments:

- The land banking request is 12% of the total required parking
- How far off the property line will the dumpster be if it is being pushed back to accommodate 3 parking spaces?

RD comments:

- Access from the south side of the building is a safety concern. So as not to walk in the parking lot drive aisles, is it possible to install a concrete sidewalk leading to the building entrance in the grass area in front of the building?

Approval of a bond amount and Performance Bond required.

Application to be on the 3/11/21 agenda for vote on Resolution.

116 West Broadway (LR) Site Plan Development

Application: #0603-20

Location: Vacant Water Authority Bldg.

SCTM: Sec.12, Blk.1, Lot 3

Zoning: M-W2

Applicant: West Ferry Office LLC

Property Owner: West Ferry Office LLC

Contact: Erik Bjorneby c/o EAB Architectural Designs

Description: Proposed two story accessory ferry office building and site improvements. ZBA approved height variance on September 24, 2020.

SEQRA: Application is an unlisted SEQRA action.

Action: Staff update

Present: Erik Bjorneby c/o EAB Architectural Designs

LR 2/11/21 staff report was reviewed and discussed.

1/28/21 Applicant submitted revised plans showing the architectural modifications and site drainage up to a 3" rainfall.



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2/9/21 Applicant submitted a planting plan based on the recommendations of the Village Groundkeeper and Master Gardener.

2/11/21 Applicant submitted updated renderings of the proposed building.

EB stated that all the ARC & Planning Board concerns have been met.

RD needs time for the Board members to look at the most recent drainage plan.

A bond for on site improvements will be required.

Application to be on the 3/11/21 agenda for Final Resolution and Bond approval.

(7:25PM Gil A. Joined the meeting.)

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 General Commercial

Applicant: Port Development, LLC – Contract Vendee

Property Owner: Robert Marelli & Alvin Marelli & Dorothy Marelli Family Trust

Contact: Eric Nicosia, RA

Description: Proposed construction of a three-story mixed used building with 36 Apartments

Action: Staff update

Present: Eric Nicosia, R.A., Rob Gitto, Developer & Patrick Lenihan, Traffic Engineer c/o VHB Engineering

JS 2/11/21 staff report was reviewed and discussed.

The applicant submitted a revised plan in response to the Planning Board's comments from the 1/7/21 meeting.

EN: The fourth story has been eliminated, apartment unit count decreased, and the roof deck removed. The northwest corner of the structure remains quite high- over 48 feet-, and the height gradually recedes to 36 feet height at the corner of North Country Road and Main Street. The significant height of the building wall concerned PB members. GA requested that

the Applicant provide more simulations of a southbound pedestrian's view from the northwest corner



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along Main Street. Revised elevations forthcoming to illustrate existing & proposed balconies on the north side of the building.

GA recommends ARC review and comments after the revised plans are submitted.

The Planning Board would like to see generous balcony and outdoor spaces, especially on the eastern exposure.

A sampling station needs to be added to the sewer line.

The Planning Board expressed concerns with the Thorne Lane ingress/egress.

PL stated that the traffic study was done before COVID during normal work hours. From a transportation safety point of view, Thorne Lane access eliminates North Country Road curb cut. It may be possible to retain access on North Country Road and restrict left turns.

RG stated that normally the Fire Department is contacted for curb cut preference. Application will be forwarded to the Port Jefferson Fire Department for comment.

EN will consider the Board members comments and concerns and submit revised plans.

410 Thompson St. (JS) Minor Subdivision

Application: #0613-20

Location: Off Old Post Rd. E.

SCTM: Sec.9, Blk.6, Lot 32

Zoning: R-B2 Residential

Applicant: Michael Watts

Property Owner: Michael Watts

Contact: Amy DeVito c/o Woodhull Expediting Inc.

Description: Minor subdivision sketch plan

Action: Staff update

(RD recused) (JC alternate member included)

Present: Amy DeVito c/o Woodhull Expediting Inc.

This application was discussed at the Planning Board's 12/3/20 meeting and was classified as a two-lot minor subdivision. At that meeting the Planning Board declared themselves as Lead Agency and referred the applicant to the ZBA for two area variances.

On 1/28/21 the ZBA approved area variances for a combined side yard setback and for street frontage. ZBA recommended a covenant that no future subdivision be permitted consistent with the condition previously discussed by the PB at a prior meeting.



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AD presented the revised sketch plan to address the Planning Board's comments from the 12/3/20 meeting.

JS 2/11/21 staff report was discussed.

BS moved to declare a negative declaration pursuant to SEQRA, TV second, vote 5-0, unan.

BS moved to approve the sketch plan as presented, TV second, vote 5-0, unan.

Next steps:

- Submission of a complete plat and scheduling a Public Hearing.
- Send referrals to SCPC
- Determine the amount of the performance bond.
- Utilities & SCDPW letters of availability to be obtained.

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: Robert Loud, Project Coordinator 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.

Action: Amend final approval to reflect changes in electric service location per PSEG

(RD recused) (JC alternate member included)

November 18, 2020 the LIRR/MTA denied the applicant an easement to underground the project's electric service across a section of its parking lot to a transformer and switch gear location on the north side of the property.

An alternate route has been agreed to that proposes to provide electric service from pole # on Oakland Avenue running beneath the Village of Port Jefferson parking lot adjoining the subject parcel on the east to an above-grade, pad-mounted transformer at the western edge of the lot to an electric service connection at the rear of the subject structure.

The Electric Service and Transformer Easement with TP 584 describes the agreement between the Village of Port Jefferson and Conifer regarding the change in the manner that electric service is provided to the proposed development; and the change in electric service will have no impact on the site design and development.



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Site Plans have been revised to reflect the change in electric service.

The following agreements are also included in the proposed action:

- TP-584 & RP-5217 for Station Street deed
- Temporary Construction Easement with TP 584
- Permanent Utility Easement with TP 584
- Electric Service and Transformer Easement with TP 584

The Planning Board reviewed the February 11, 2021 amended resolution.

LZ moved to approve the February 11, 2021 Amended Resolution, BS second, vote 5-0, unan.

The meeting ended at 8:30PM.

Respectfully submitted,

Cindy Suarez, Secretary to Planning & Zoning Boards