



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

March 11, 2021
PLANNING BOARD MEETING MINUTES
Virtual via ZOOM

PRESENT:

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

ABSENT:

J. Castellano, Alternate Member

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

6:00PM GENERAL BUSINESS

BS moved to approve the 2/11/21 draft minutes, LZ second, vote 5-0. Unan.

Trustee Kassay presented Board of Trustee report.

Next virtual Planning Board meeting/public hearing April 8, 2021 at 6:00PM

REFERRALS:

Board of Trustees (LR)
Special Use Permit Renewal – Bed & Breakfast

The Fox and Owl Inn

Location: 1037 Main Street

SCTM: #206-0017-001-0021

Zoning: R-O Residential Office

Property Owner: Andrew Thomas & Rebecca Kassay

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.



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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 addition of 26 parking spaces.

Action: Vote on Resolution

Present: Eric Russo, Esq. for the applicant.

LZ, RD and LR did a site inspection of the property.

A draft Resolution was distributed for review.

The revised site plan meets the required parking.

GA moved to approve the revised bond amount for \$63,600.00, TV second, vote 5-0, unan.

BS moved to declare no significant environmental impact pursuant to SEQRA, LZ second, vote 5-0, unan.

BS moved to approve the Conditional Approval Resolution, GA second, vote 5-0, unan.

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.

Action: Vote on Bond amount and Resolution

Present: Erik Bjorneby c/o EAB Architectural Designs

Drainage:

The Board members discussed the drainage plan with the applicant and accepted the drawings as shown on the site plan.



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Bond:

- Bluestone gravel missing quantity
- All "foot" measurements to be revised to read "square foot."
- Amount on top right side of bond estimate should read \$12,750.00 (not \$16,750.00)

TV moved to approve the revised bond amount of \$197,903.00, LZ second, vote 5-0, unan.

BS moved to declare the application an unlisted action with no significant environmental impact pursuant to SEQRA, GA second, vote 5-0, unan.

LZ moved to approve the draft resolution, TV second, vote 5-0, unan.

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, RA

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

Action: Staff update

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

ER presented the application and revisions made to the proposed site plan.

JS 3/11/21 staff report was discussed as follows:

General comments:

The Board discussed the possibility of eliminating lounge 2 and providing a retail use as per the Village's comp plan. Items of discussion included, deliveries, mail room lockers, dry use retail, and ingress and egress options.

SEQRA:

SEQRA has been considered in the Village Comp Plan except for traffic impacts and parking. The traffic study is to be updated. Impacts to traffic should include Mather Hospital Site Development Plan and adequacy of parking and potentially looking at the east lot for overflow.

PL commented that the traffic study can be revised. The Mather Hospital construction will be one year after the construction of the subject site. There is no problem widening Thorne Lane to 25 feet as per fire department recommendation.

RG stating that parking requirements meet the code and is not an issue. The Hills Residence has parking spaces that are not being used.



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RD requested a quantitative parking report of the Hills Residence.

Port Jefferson Fire Department:

RG met with the Village Fire Marshal, Todd Stumpf to review the application. Fire Marshal Comments are listed in the staff report.

Sustainability:

The board discussed the sustainability features listed in the staff report for the applicant's consideration.

Display spaces along Main Street to be considered by the applicant.

Landscaping and sidewalk amenities to be discussed further. PL commented that the DOT has requirements along the sidewalks.

ARC:

The ARC committee met with the applicant and the applicant's representatives and submitted cursory comments which were reviewed and discussed.

Elevations:

EN presented the revised elevations with flat roof design and brick base. Details of the renderings were exhibited and presented.

GA stated that the color of the northwest turret seemed too black on three floors. EN will look at other options and consider the south corner turret.

The Planning Board moved to approve a Public Hearing date of April 8, 2021 at 6:30PM via ZOOM.

The meeting ended at 8:30PM.

Respectfully submitted,

Cindy Suarez, Secretary to Planning & Zoning Boards