



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 29, 2021
PLANNING BOARD MEETING MINUTES
Virtual via ZOOM

PRESENT:

R. DiBiase, Chairman
L. Zimmerman
B. Sabatino
T. Vulpis
L. Rickmers, Planner
J. Sigler, Site Plan Reviewer
C. Suarez, Secretary
R. Kassay, Trustee/ Liaison

ABSENT:

J. Castellano, Alternate Member
G. Anderson
A. LaPointe, Spec. Village Atty.

The Planning Board met at 5:00PM virtual via ZOOM
www.portjeff.com/virtualmeetings

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

Trustee report – none.

March 11, 2021 draft minutes to be approved on April 8, 2021.

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 Russo, Esq.

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

Action: Review recent submissions

Present: Eric Russo, Esq., Rob Gitto, Developer

Revised elevation plans and the revised LEAF were submitted on March 26, 2021.

RG commented that the revised plans are based on the Planning Board's comments without splitting the first floor in half.



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.portieff.com

ER & RG presented the changes in the revised plans which included revisions to the windows, spandrel width decreased, cornice color is lighter, siding color changed to white, color of black end sections softened by adding glass panels.

The office retail space on the ground level will possibly lease to two tenants by reducing the game room area and putting a second game room in the basement.

The ARC Committee will meet to review the revised elevation plans when the color samples are available to view at the same time.

Discussion regarding Thorne Lane included the width of the road and the ingress, egress and turn in and out options. The Fire Marshal has reviewed and does not think widening Thorne Lane is necessary.

JS discussed sustainable infrastructure such as rain guard designs, landscape buffers, planting strips, side and rear yard buffers and parking shields and screening.

Dumpster enclosure details to be submitted.

The Board members will each conduct a site visit at separate times.

The bond amount has not been determined at this time.

Public Hearing on April 8, 2021 at 6:30PM (work session 6:00PM).

The meeting ended at 6:20PM.

Respectfully submitted,

Cindy Suarez, Secretary to Planning & Zoning Boards