



**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](http://www.portjeff.com)

**April 8, 2021**  
**PLANNING BOARD MEETING MINUTES**  
**Virtual via ZOOM**

**PRESENT:**

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

**ABSENT:**

J. Castellano, Alternate Member

The Planning Board met at 6:00PM virtual via ZOOM at [www.portjeff.com/virtualmeetings](http://www.portjeff.com/virtualmeetings).

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

BS moved to approve the 3/11/21 draft minutes as amended, LZ second, vote 5-0, unan.

TV moved to approve the 3/29/21 draft minutes as amended, LZ second, vote 4-0, unan. (GA no vote)

**Trustee Report**

- Barnum parking lot changes
- Parking module progress to be investigated with Kevin Wood.

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**NEW APPLICATION(s)**

**75 North Country Rd.**  
**Site Development Plan**

**Application:** #0614-21

**Location:** John T. Mather Hospital

**SCTM:** 0206-17-3-3.2 & 3.3

**Zoning:** P-O Professional Office

**Applicant:** Courtney Riley, Director of Land Development c/o VHB Engineering

**Property Owner:** Northwell Health

**Contact:** Farrell Fritz, P.C. Attn: Anthony Guardino, Partner

**Description:** Emergency Dept. & Surgical Services Expansion Master Plan



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#### **Action:** Introduce Application

Present: Anthony Guardino, Atty. c/o Farrell Fritz, P.C., Wayne Shattes for Mather/Northwell, VP of Administration & Jennifer Arbuckle, Architect of e4h Architecture.

WS presented the three phases of the hospital's master plan.

#### Phase I:

- Emergency Department relocation: because Urgent Care centers now take care of many patients that used to go to the ER, patients that land in the ER now are sicker and require more complex and intensive treatment. ERs now require more staffing, more space to accommodate larger equipment replacing curtained cubicles with areas with "hard walls" for auditory privacy.
- Surgical services shell approximately 48,000 sq. ft. and a 11,000 sq. ft. basement area.
- Realignment of Belle Terre Rd north entrance and surface parking field.
- Heliport and operating rooms relocated to reduce distance to ED.

#### Phase II:

- Build out of surgical services to include three new operating rooms and renovations of existing OR to accommodate robotic equipment.

#### Phase III:

- Main lobby expansion approximately 5500 sq. ft.
- Build new parking deck on east side of hospital.

JA presented a project review sheet of the proposed master plan.

WS stated that a "Certificate of Need" has been submitted to NYS Dept. of Health in anticipation of a start date for Phase I in the first or second quarter of 2022.

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### **6:30PM PUBLIC HEARING(S)**

#### **1 North Country Road (JS)**

#### **Site Development Plan**

**Application:** #0611-20

**Location:** 1 North Country Road (Former location of the Port Jeff Lobster House)

**SCTM:** 0206-21-3-27, 28 & 29

**Zoning:** General Commercial C-2

**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 48,450 Sq. Ft. mixed use building with 32 one-bedroom and 4 two-bedroom apartments, 1,200 Sq. ft. of retail/office, and covered garage area.



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**Action:** Public Hearing

Present:

Eric Russo, Esq., Eric Nicosia, R.A., Patrick Lenihan, P.E. c/o VHB Engineering, Sandra Waddacor, LLC c/o Oakvale Landscape design and Rob Gitto, The Gitto Group

Documents submitted for reference:

1. Site Plan sheets AC-1-AC-8 dated 4/5/21.
2. Architectural Plan sheets A1-A9, dated 4/5/21.
3. Traffic Impact and Parking Analysis Report dated April 2021.
4. Photographs of 1 North Country Rd South view existing & proposed.

Presentation was given by the applicant's attendees.

The Board deliberated with the attendees.

Public comments were heard, and written comments were read into the record.

Public comments may be submitted up to 10 days from the Public Hearing.

8:13PM LZ moved to adjourn the public hearing to 5/6/21, GA second, vote 5-0, unan.

*Certified Transcript (Debbie c/o Accurate Court Reporting)*

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### **WORK SESSION**

#### **217 West Broadway (LR)**

#### **Site Plan Amendment**

**Application:** #0615-21

**Location:** south side of W. Broadway (prior boat yard)

**SCTM:** 0206-11-6-25.1

**Zoning:** C-1 Commercial

**Applicant:** Overbay LLC c/o Demetrius Tsunis

**Property Owner:** Overbay LLC

**Contact:** Demetrius Tsunis

**Description:** Proposed dog walk

**Action:** Review application

Present: Demetrius (Jim) Tsunis



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JT presented the application to remove landscape area to add a dog walk space for tenant use only.

Patricia Hopkins, Arborist is the landscape designer.

The revegetation area will be outside the wetlands area, proposing Arborvitaes against the fence and the building with a black wrought iron estate fence.

The dry swale will remain as a combination use with the dog walk. The swale is pitched and should have no impact on the proposed dog area.

The Planning Board has concerns about the dual use, drainage, and practicality viability in the narrow space.

Lisa R. will coordinate to meet two Planning Board members for a site inspection.

Application to be on the 5/6/21 Planning Board agenda.

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### **REFERRALS**

#### **Town of Brookhaven**

##### **Proposed Change of Use**

**Location:** West side of Baylis Avenue in Port Jefferson Station

**SCTM:** District: 200 Sect. 137.00, Blk. 01.00, Lots 002.1 and 007.00

**Zoning:** LI Industrial District

**Property Owner:** Northwind Group, LLC

Applicant requests an amendment of the Zoning Ordinance by changing from L-1 Industrial District to Multifamily Residence District Primary Zone.

Jim Tsunis is the property owner and spoke to present the application and deliberate with the Planning Board.

The subject property was formerly a farm. The applicant would like to keep as many trees as possible.

There are 56 residential units proposed with a Baylis Ave exit on to Sheep Pasture Rd. Planning Board discussed extending the existing sidewalk on the south side of Sheep Pasture Road to the site to facilitate foot traffic to Upper Port.

Concerns regarding a single access road in/out of the site (Baylis Ave.)

RD requests comments from the LIRR and a traffic assessment entering the Village.

Board members may submit further comments to Lisa Rickmers, Village Planner.



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The meeting ended at 9:00PM.

*Respectfully submitted,*

*Cindy Suarez, Secretary to Planning & Zoning Boards*