



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

May 6, 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
C. Suarez, Secretary
R. Kassay, Trustee/ Liaison

ABSENT:

J. Sigler, Site Plan Reviewer
J. Castellano, Alternate Member

The Planning Board met at 6:00PM virtual via ZOOM at www.portjeff.com/virtualmeetings.

The next Planning Board meeting is June 10, 2021 at 6:00PM.

6:00PM GENERAL BUSINESS

- LZ moved to approve the 4/8/21 draft minutes as amended, BS second, vote 5-0, unan.
- GA moved to approve the revised drainage plan as required by the Overbay LLC 217 West Broadway Resolution from March 14, 2019, LZ second, vote 5-0, unan.
- AL updated the Board on a meeting staff held with Mather Hospital regarding their upcoming site plan amendment, new plans are forthcoming.

TRUSTEE REPORT

- The Village newsletter "The Port E Report" has been circulated.
- Public Garden at Beach Street added as another community asset.
- The TC&G Code is being reviewed by the CAC for recommendations for possible revisions.
- Village Board is removing the term "Blighted Tree" from the code as an acceptable reason to remove multiple trees from resident's yards. The Village Board is also looking at making permits more accessible and use friendly.



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

APPLICATIONS

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

LR updated the Board on this application which was introduced at the 4/8/21 meeting.

LR and two Planning Board members met the applicant at the site on 4/23/21. The applicant has decided to revise the proposed plan and relocate the dog walk in a different location. Applicant was advised to include appropriate setbacks. Review and revision of Brook Street Drainage was noted and approved.

304 Main Street (LR)

Site Plan Amendment

Application: #0616-21

Location: Billies 1890

SCTM: 0206-12-7-33

Zoning: C-1 Commercial

Applicant: Billie Phillips c/o 1890 Inc.

Property Owner: 304 Main St. Inc. c/o Joseph Zangrillo

Contact: Woodhull Expediting Inc.

Description: Proposed restaurant bar with outdoor dining and awning enclosure

Action: Introduce application

LR introduced the application the Planning Board.

Items discussed:

- Specs and renderings for awning materials needed.
- Will easements be used?
- Dumpster details needed.



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

- Relocation of stairway proposed – refer to Fire Marshal.
- Parking changes?
- Water drainage where?
- Planter location impacting pedestrian pass through to south of building

A site visit is forthcoming.

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.

Action: Public Hearing continued from April 8, 2021.

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

Mr. Russo gave introduction to the continuation of the public hearing.

Ms. Waddacor gave presentation of the revised landscaping plan AC-6 dated April 27, 2021.

Revisions to include:

- The Thorne Lane side lawn area will be expanded on either side of the maples for more lawn and the maple trees will be cleaned up with new mulch added.
- The North Country roadside, between the sidewalk and the curb will be divided with blocks of lawn and plantings. The strips of plantings are to include low junipers and 12-18"height perennials with color boxes of pink and blue for pedestrian comfort.



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

Mr. Lenihan presented the revised "Do Not Block the Intersection" box plan from Thorne Lane. The enhanced "MUTCD" (manual on traffic control devices) regulate and dictates what can be used for appropriate signage. In the existing condition, almost no one makes a left turn from Thorne St.

- Pavement markings for box plan may not have lighting according to the "MUTCD".
- Increased number of hatches to include 4" to 6" wide pavement markings and enhances visibility (check with DPW on the material type)
- Installation of a new highly reflective sign to increase effectiveness of markings.

RD has requested PL look at the curb radius at the Thorne Street corner to increase the curb radius or add a lane for a right turn; and to add a panel to the sign that reads "STATE LAW".

The ARC Committee submitted an updated report dated May 5, 2021 with comments on the latest proposed revisions and materials. The Board will consider their comments and the cost and availability of materials.

J. Sigler Parkland fee memo dated 5/6/21 has been provided to the Planning Board for their review in considering if a parkland fee is needed. If the Board requires a Parkland fee is required, the Board of Trustees shall set the amount.

Public comments were submitted via email after the April 8, 2021 public hearing and have been distributed to the Board members and the applicant for their consideration. There were no public comments to be heard at this meeting.

The bond estimate and the SEQRA findings are forthcoming.

7:10PM: TV moved to close the public hearing, BS second, vote 5-0, unan.

Certified Transcript (Lorraine Berardi c/o Accurate Court Reporting)

No further discussion was held.

LZ moved to close the meeting, BS second, vote unan. 5-0.

The meeting ended at 7:10PM.

Respectfully submitted,



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

Cindy Suarez, Secretary to Planning & Zoning Boards