



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

June 10, 2021

PLANNING BOARD MEETING MINUTES

Virtual via ZOOM

PRESENT:

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

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

The next scheduled Planning Board meeting is July 8, 2021, at 6:00PM.
It is to be determined if an additional meeting is needed.

6:00PM GENERAL BUSINESS

- LZ moved to approve the 5/6/21 draft minutes as amended, BS second, vote 5-0, unan.
- Trustee Kassay gave a Trustee Report discussing proposed additions to the Village Code.

APPLICATIONS

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: Decision

Present via ZOOM:

Eric Russo, Esq., Patrick Lenihan, VHB Engineering, Eric Nicosia, R.A., Sandra Waddacor, Oakvale Landscape Design & Robert Gitto, The Gitto Group.

The June 10, 2021, staff memo was reviewed and discussed.

1. SEQRA findings statement supports a Negative Declaration of Significance.

GA moved to accept the Negative Declaration of Significance, TV second, vote 5-0, unan.

GA moved to adopt the SEQRA Findings Statement, TV second, vote 5-0, unan.

2. BOND amount was reviewed and discussed.

BS moved to approve the bond amount of \$422,812.50 as presented, GA second, vote 5-0, unan.

3. LANDSCAPING (street trees along North Country Road).

A revised plan was submitted to staff on June 10, 2021.

The Board members reviewed the revised landscape plan. S. Waddacor explained the species requirements for maintenance and the benefits of the proposed plan regarding maturity and pruning maintenance.

The Board members and the applicant agreed that prior to an issuance of a CO, The Gitto Group will provide a Maintenance Agreement stating that they will be responsible for the maintenance of the trees along North Country Road.

P. Lenihan spoke regarding the most recent traffic study, discussing the advantages and disadvantages of increasing the curb radius at the southwest corner of N. Country Road and Thorne Lane. He noted that the difficulties side-by-side motorists on Thorne Lane would have in seeing approaching traffic on N. Country Road would be a negative safety impact, which would outweigh the benefit of increasing the radius to allow right turning vehicles to bypass stopped left-turning vehicles. Additionally, fire hydrant at corner would need relocation at a cost of + \$25,000.00.

E. Russo stated that the existing grease trap will be removed as part of the County's remediation plan.

BS moved to approve the amended resolution to include the revised landscape plan dated June 10, 2021, TV second, vote 5-0, unan.



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Harborview at Port Jefferson Condominium LLC (LR) Site Plan Amendment

Location: Vantage Court

SCTM: 0206-16-8-34.3

Zoning: R-B2 Single Family Residence

Applicant: Harborview at Port Jefferson Condominium LLC

Property Owner: Harborview at Port Jefferson Condominium LLC

Contact: Harborview at Port Jefferson Condominium LLC

Description: Proposed gate at the front entrance

Action: Introduce application

LR presented the application.

Mr. Dan Deluca called in to the meeting and spoke to the Board members.

D. Deluca explained that the Homeowner's Association voted, and the majority agreed to the proposed installation of the single two-way gate for security concerns. Delivery trucks will have full access to the gate and FEDEX and Amazon will use virtual software for access. Fire Marshal reviewed and was okay with it.

The Board discussed and requested details of the materials of the gate.

112 Brook Road/Boulder Court (LR) Subdivision

Location: 112 Brook Rd.

SCTM: 0206-11-6-17.11

Zoning: R-B2 Single Family Residence

Applicant: Matterhorn Heights LLC c/o Don Nenninger

Property Owner: Matterhorn Heights, LLC c/o Don Nenninger

Contact: Don Nenninger

Description: Conditional approval of Minor Subdivision Resolution of September 3, 2015

Action: Review bond amounts

The applicant has submitted a presubmission application to the Building/Planning Department requesting clarification of the conditions of the 9/3/15 Planning Board Resolution for Conditional Approval of a minor subdivision.



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Present via ZOOM: Don & Nicole Nenninger

The 9/3/15 Resolution #6 requires a "\$10,000.00 bond per parcel contiguous along the subject property" as per Village Code. The Board agreed that \$10,000.00 would be the total bond.

Mr. Nenninger presented a 2019 estimate from All Island Excavating.

The Maintenance Bond needs to be updated to include retaining walls and a current date.

GA moved to adjourn the meeting, BS second, vote 5-0, unan.

The meeting ended at 8:07PM.

Respectfully submitted,

Cindy Suarez, Secretary to Planning & Zoning Boards