



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

July 8, 2021
PLANNING BOARD MEETING MINUTES

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 at Village Hall in the second-floor court room, 121 W. Broadway, Port Jefferson.

GENERAL BUSINESS:

BS moved to approve the 6/10/21 draft minutes as amended, LZ second, vote 5-0, unan.

Next Planning Board meeting/public hearing 9/9/21.

Trustee Kassay Trustee Report:

- The Board voted on a code revision to remove the amortization period for the extinguishment of non-conforming uses.
- Conifer Developer's Phase II project to include donating the first floor to the Village as a commercial local nonprofit Maker's Space.
- July 6, 2021 was the BOT first in person meeting since COVID-19.

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



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Present: Don & Nicole Nenninger

DN submitted an updated estimate from All Island Excavating.

The Board deliberated over the bond amount items.

LZ moved to approve \$80,000.00 as the total bond amount to include \$10,000.00 for one property, TV second, vote 5-0, unan.

Village Attorney to approve the bond format once submitted.

Remaining Resolution items are for administrative review.

75 North Country Rd. (JS) Site Development Plan

Application: #0614-21

Location: John T. Mather Hospital

SCTM: 0206-17-3-3.2

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

Action: Traffic study

Present: Darrin Buiso, Project Director & Wayne Shattes c/o Northwell Health, Daniel Winkelman, Traffic Engineer and Courtney Riley, Director of Land Use c/o VHB Engineering and Anthony Guardino, Esq. c/o Farrell, Fritz.

Post 5/24/21 meeting revisions were discussed.

CR explained the changes:

- New entrance from Belle Terre Road was removed from the plan, existing curb cut and entrance to remain.
- ED and drop off areas and the helipad to remain.
- Per staff's request, Phase 1 to include expansion of parking lot to accommodate parking requirements off addition.
- Parking garage removed- only surface lot with 85 more spaces.
- Medical office parking requirement adjusted to reflect one parking space to 100 SF required and required new total.



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JS stated that she walked the site and noted the following concerns:

- Many existing parking spaces are encumbered with storage structures, so it is hard to get an accurate number of spaces.
- The yet unapproved "Field of Dreams" parking field contains cars, snowplow equipment, and maintenance vehicles (trucks), few vacancies, the lots are full in the daytime.
- Parking fields lack peripheral curbing-people are parking on the lawn.
- It is an expansion, where will plowed snow go?

CR stated that the existing parking lot and gravel lot will be expanding, and valet parking will be added at the ER and Ambulatory side. Existing parking spaces closer to ER drop off to remain.

DW stated that there were months of data for parking demand study of stalls and employee parking.

TV asked if there were plans to build a maintenance building for maintenance vehicles in the future.

DW says they are not bringing everyone back post COVID – there will be three phases cumulative impact on the site-build year is 2024 as if proposed developments in the 2030 plan are completed. The capacity and the volume of the ER has gone up with Resident's training and more complex illness.

BS commented she lives across the street from the ER and that the ambulance lights are disturbing and a consideration of screening of the bright lights would be appreciated. The bright flood lights on Belle Terre Rd belong to PSEG.

JS comments:

Applicant encouraged to extend the sidewalk along the perimeter of the property site. GA added that if you put a sidewalk in people will use it.

Consider shading devises with roof mounted solar panels in proposed parking fields.

Tree clearing & grading code directs the Planning Board to set the clearing limits, but the max clearing is 65%. The solar array should not be counted as "natural vegetation".

CR stated that they are trying to add landscaping and limiting trees near the helipad. They are also proposing a prefabricated storm trap system which is a concrete system which is a square box in a "U" shape with an open bottom with a concentrated area compacted in a smaller footprint. This is good for less excavating and holds water & leaches it out the bottom.

The Planning Board was encouraged to walk the site and determine if all or part of the sump/recharge basin should be considered "natural vegetation."



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TRAFFIC STUDIES:

RD comments.

- Install a traffic signal at the unsignalized driveway to North Country Road, with inside clearance with progression in both directions on North Country Rd., with the ability to build a crosswalk.
- Nelson & Pope traffic signal plan from PJ Oakland development would be helpful.
- It may be too ambitious to tie into the existing signal
- For the two signals, and the signal at Columbia/Edgewood east on North Country Rd. Look at GPS emergency vehicle pre-emption
- Signal at Crystal Brook Hollow Rd. & Route 25A heavy left turn backs up going south- get afternoon counts- possible left turn arrow to be added (this is a state traffic signal with pole loading)
- RD to see if he has pre-COVID counts.

Next steps:

- Hold off on Landscape plan until site plan revisions are made.
- Underlay be pulled off plan and put on a separate page larger with boxes.
- Clearing limits to be a maximum of 65 percent (beyond 65 goes to Zoning Board for variance)
- Board members to separately go visit the site and compare to other municipalities.

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: Vote

Draft Resolution was reviewed.

LR spoke with the Fire Marshal, and he cited the International Fire Code section D103.5- gate needs a 12 ft. driving lane for traffic reqs.

Gate to be a minimum of 5 feet off all property lines.



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SEQRA Type II action

LZ moved to approve the application with the conditions of the Fire Marshal, BS second, vote 5-0, unan.

Pine Hill Road (JS)

Major Subdivision

Application: # 125-07

Location: North side of Pine Hill Road

SCTM: Sec.18, Blk.1, Lots 11.1, 11.2, 11.3, 11.4, 11.5 & 11.6

Zoning: R-B1

Applicant: Gerasimos Inc. c/o Steve Spiliotis

Property Owner: Gerasimos Inc

Contact: Steve Spiliotis

Description: Six Lot major subdivision originally approved in 2010

Action: Bond Review & Lighting Plan

The approved maps were filed years ago.

The bond posted years ago has expired.

Town of Brookhaven deeded the sump to the Village of Port Jefferson

Bond Items:

- Excavation and fill – need explanation.
- Retaining walls – how thick are they?

Add:

Street signs; dead end and street name

More details needed:

- Erosion control
 - Traffic warning Signs
 - Septic System
-

410 Thompson St. (JS)

Minor Subdivision

Application: #0613-20

Location: Off Old Post Rd. E.

SCTM: Sec.9, Blk.6, Lot 32

Zoning: R-B2 Residential

Applicant: Michael Watts



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Property Owner: Michael Watts

Contact: Amy DeVito c/o Woodhull Expediting Inc.

Description: Minor subdivision

Action: Staff update, Bond & Plat Review, Schedule Public Hearing

(RD recused)

Review final plot plan.

SEQRA is completed and sketch plan done.

Property is almost one acre; tree clear and grading code limits the clearing.

Bond:

Drainage = two locations – to be corrected

Ancillary system to be added.

Utility letters forthcoming

Ask about 200 ft. of driveway for gas line service.

Excavation part of building.

\$4000.00 driveway is low – get other estimates.

Schedule public hearing upon receipt of incomplete items.

The meeting ended at 9:10PM.

Respectfully submitted,

Cindy Suarez, Secretary to Planning & Zoning Boards