



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

September 9, 2021

PLANNING BOARD MEETING MINUTES

PRESENT:

R. DiBiase, Chairman
G. Anderson
L. Zimmerman
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
B. Sabatino

The Planning Board met at 6:00PM at Village Hall in the second-floor court room, 121 W. Broadway, Port Jefferson.

GENERAL BUSINESS:

LZ moved to approve the 7/8/21 draft minutes as amended, TV second, vote 4-0, unan.

Next Planning Board meeting changed from 10/7/21 to 10/14/21.

Trustee Kassay Trustee Report:

- The BOT is working on amending the Tree Clearing & Grading code.
- CAC is helping to get volunteers and to add rain gardens throughout the Village.
- RK is Chairperson of Committee for recommendations on the six acres on Highland Blvd.
- \$80,000.00 being budgeted for Planning projects within VOPJ for shovel-ready-storm/flood mitigation.

A. LaPointe Staff Report:



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- Design standards for rainfall are not in the VOPJ code. Building permits for driveways and drainage structures to be considered for future code change.
 - Educational credits for the Board members are available on the NYPF website
 - New legislation allows the ability to go to optional web-based meetings
-

6:30PM PUBLIC HEARING

410 Thompson St. (JS)
Minor Subdivision

Application: # 0613-20

Location: 410 Thompson Street

SCTM: Sec.009, Blk.006, Lot 0032

Zoning: Single-Family Residence R-B2

Applicant: Michael Watts

Property Owner: Michael Watts

Contact: Woodhull Expediting, Inc. c/o Amy DeVito

Description: Proposed two-lot minor subdivision

Action: Public Hearing

(RD recused)

Present: Woodhull Expediting, Inc. c/o Amy DeVito

Stenographer: Jennifer Campbell

AD presented the application and discussed the following items:

The revised plat submission reflects recommendations by the Planning Board and neighbor concerns, including:



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- Relocation of the recording studio's (5) parking spaces to make client parking less visible/intrusive to neighboring properties.
- In a letter to the Planning Board, the Fire Department stated that the proposed driveway provides adequate access for fire protection and emergency services.
- The ZBA approved two variances for yard setbacks on 7/20/21.
- Landscape design will be between both driveways will emphasize the physical separation and enforce independent use.
- Covenant to be drafted regarding maintaining proposed dry wells.

JS stated that there will be "No further subdivisions" in the Resolution, in a filed covenant and on the plat.

Public Comments were heard:

John Koehnlein, neighbor across the street.
Dominick Parillo, resident.

LZ moved to close the public hearing, TV second, vote 3-0.

(Certified Transcript)

WORK SESSION

410 Thompson St. (JS) Minor Subdivision

- The revised bond estimate for site construction costs was reviewed and approved.
 - The Draft Resolution was reviewed
 - The Board requests more clarity on the proposed French drains
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440 Main St. (JS)
Site Plan and Conditional Use

Application: # 0537-18

Location: West side of Main Street approximately 212 feet north of Barnum Avenue.

SCTM: Sec.12, Blk.9, Lot 3

Zoning: C-1 Central Commercial District

Applicant: Brooks Partners, LLC.

Property Owner: Brooks Partners LLC

Contact: Rob Gitto c/o Brooks Partners LLC, Property Owner

Description: Mixed use building.

Action: Resolution amendment to PILOP for one parking space

Present: Tony Gitto c/o Brooks Partners LLC, Property Owner

9/9/21 Amended Resolution reviewed.

8/2/21 Staff report reviewed.

Approved site plan showed one 2-bedroom apartment on the second and third floors. Three two-bedroom apartments have been added to each floor. There are now 36 apartments instead of 44. The parking requirement (70 stalls) remains the same.

A required parking stall was replaced by the transformer location selected by PSEG. TG requested that the parking deficit created by the loss of one stall be considered through PILOP. The Planning Board considered this request appropriate as all resident parking continues to be provided.

TG to request from the BOT to consider waiving the PILOP fees for the following reasons:

- The loss of the parking stall was beyond his control.
- The landscaping improvements provided by TG far exceed those that were required.



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- Antiquated stormwater system in the Village causing excessive water property damage from the recent (9/1/2021) storm.

RD moved to approve recommending to the BOT that it is appropriate to waive the PILOP fees, TV second, vote 4-0, 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

JS updated the Board on the project.

The bond estimate was reviewed.

- Additional road sign costs have been added as requested
- Septic systems have prior approval for older (less expensive) design
- Retaining walls will require engineered drawings and a building permit is required.
- SWPPP has been reviewed by a third-party consultant.
- Lighting plan has been added to the subdivision plans.

LZ moved to approve the bond estimate, TV second, vote 4-0, unan.



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**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: Determine clearing limits/Traffic study

The applicant's representative postponed presentation to allow more time to re-evaluate drainage.

B. Sabatino written comments were discussed.

The Board discussed the following items:

- Determination of what areas on the site include "natural vegetation" so that the applicant may accurately calculate proposed clearing limits. The Board excluded from "natural vegetation" the area within the fence line of the sump and the access road to the sump, as well as the area between the upper and lower parking fields.
- Plan of how a parking structure will be provided in the event that the estimated number of proposed parking spaces proves to be inadequate.
- Consideration of a Maintenance building and areas to store maintenance vehicles and plows.
- Elimination of storage containers

Letter of concerns will be forwarded to the applicant.



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156 West Broadway (LR)

Site Plan Amendment

Location: Vacant building east side of W. Broadway (former deli)

SCTM: Sec.11, Blk.3, Lot 20.1

Zoning: District

Applicant: Diana Aronica

Property Owner: Richard Morrison

Contact: Erik A. Bjorenby, R.A.

Description: Proposed deli on the first floor and site renovations

Action: Introduce application

Present: Erik A. Bjorenby, R.A.

LR 8/18/21 staff memo reviewed.

EB presented the application.

Items discussed:

- Grease trap will be situated on the north side of building. Sewer connection proposed on the west side of the property on Beach Street.
- Easement for the six parking spaces for residents only is forthcoming.
- Deli structure to be modified and remain a deli.
- Grease trap to be added.
- Venting fan proposed to be either out Beach Street side or out the back of the building.
- Apartments to be renovated to include roof deck for apartment use only.
- Second floor to remain the same except for new windows
- Parking deficiency not a concern due to no use changes.
- Fencing and landscaping to be replaced.
- Drainage = 3" rainfall
- Reduce the size of the front door and move over to improve entrance without increasing the outside of the building.



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- No expansion of the outside of the building.
- Dumpster to be fenced with same fence material all around.

The Board discussed signage. No signage permitted on second floor for use on first floor and first floor signage may not encroach on second floor.

A bond estimate is forthcoming for the next Planning Board meeting.

206 Bayview Terrace (LR)
Tree Clearing & Grading

Location: c/o Shell Street

SCTM: Sec.11, Blk.3, Lot 7

Zoning: R-B2 Residential District

Applicant: Adam Rubin

Property Owner: Adam Rubin

Contact: Scott Accardo c/o Island Design Build Corp.

Description: Create two new parking spaces at the street and raise grade to level back yard.

Action: Introduce application

Present: Scott Accardo c/o Island Design Build Corp.

A revised wall plan was submitted to the building department today. There has not been sufficient time for staff and Planning Board review.

SA presented the application.

The Planning Board requires Engineered drawings to determine Planning Board or Building Department review.

SA to submit drawings.



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415-417 East Main St. (LR)

Site Development Plan & Conditional Use Permit

Application: # 0608-20

Location: 415 & 417 East Main Street

SCTM: Sec.12, Blk.10, Lots 1 and 2.2

Zoning: C-1 Central Commercial District

Applicant: Dominick Parillo

Property Owner: Dominick & Pietro Parillo

Contact: Heather Brin, Architect

Description: Proposed change of use of existing three- story building from commercial use to residential use.

Action: Preliminary review of application

Present: Dominick & Pietro Parillo & Heather Brin, Architect

The applicants presented the application.

The Planning Board Reviewed Staff's 8/24/21 memo and deliberated each item with the applicant.

Staff and the Board members to review the application and the proposed site plan. Comments forthcoming.

The meeting ended at 9:30PM.

Respectfully submitted,

Cindy Suarez, Secretary to Planning & Zoning Boards