



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

October 14, 2021
PLANNING BOARD MEETING MINUTES

PRESENT:

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

ABSENT:

T. Vulpis
J. Castellano, Alternate

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 9/9/21 draft minutes as amended, GA second, vote 3-0, unan. (BS no vote absent on 9/9/21)

Next Planning Board meeting is 11/4/21.

Trustee Kassay Trustee Report:

- Public hearing to be held on 11/1/21 at 7:00PM for the following topics:
 1. VOPJ opting in/out of permitting Cannabis dispensary. If the VOPJ opts in to allow, there is a 3% tax revenue. RK to investigate further information.
 2. Accessory structures, i.e., garden/she sheds, man caves, second living units on property



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- Six-acre parkland on Highland Blvd is beginning to take public comments and ideas for uses. Possible walking paths, community gardens, etc.

AL gave an update on Mather/Northwell Hospital site plan application. She confirmed that the clearing limits were correct. Revised plans were distributed to the Planning Board members for their review and comments for the 11/4/21 meeting. The applicant will need a Planning Board referral to go to the ZBA for a 10% relief of clearing limits requesting 75% clearing limit where 65% is permitted.

**410 Thompson St. (LR)
Conditional Use Permit Renewal**

Application: # PB368-11

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: Elisa Gerontianos, Esq.

Description: Request to renew two-year Conditional Use Permit due to expire on 11/10/21. Applicant requests four-year renewal.

Action: Vote

(RD recused-GA Acting Chairman))

Present: Elisa Gerontianos, Esq.

LR 10/13/21 staff report reviewed and discussed.

The property is in amid a two-lot minor subdivision application.



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The Building & Planning Departments have received no complaints related to this conditional use since the issuance of the last Resolution on February 20, 2020.

BS moved to approve the continuance of the Conditional Use Permit to expire in four years on November 10, 2025, LZ second, vote 3-0, unan.

**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: Staff update

Present: Cindy Ingraselino c/o Erik Bjorenby, R.A.

LR 10/14/21 staff report reviewed and discussed.

The applicant submitted updated plans and materials prior to the meeting.

Revisions were made to the apartments, kitchen venting and the restaurant bathroom to resolve previously discussed issues.

Items of discussion:

- West and North side of building meters, mechanicals and color elevations. CI to clarify if these will be relocated and where to, if not will they be screened.



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- Below grade door on Beach Street. Door is not useable at the present. Possible access to utility room.
- Stair landing and sidewalk transition and area between stairs and corner of 25A on the west side. Stairs to be re-built. Possibility of removal of landing. Fence to be removed and plantings to be added.
- Patio area for restaurant to be ADA compliant. Will be expanded and screened along 25A.
- Landscaping, CI to clarify if 3 Maple trees are to remain.
- Doors and windows (to be replaced using the same openings).
- Dumpster pad, enclosure, and fencing to be added to plan.
- Existing chimney to be shown on plan if being used.

C. I. to clarify these items with E.B.

Easement agreement for resident's six parking spaces needed before Resolution of approval.

Bond estimates were reviewed. The Board members request that prices be broken down into a table form with unit prices for each sub item.

206 Bayview Terrace (LR)
Tree Clearing & Grading

Location: 206 Bayview Terrace

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: Staff update



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

Revised plans were submitted to the Building and Planning department late today and have not been thoroughly reviewed by staff or the Planning Board.

The swimming pool has been shortened and is a semi-in ground style. The pool plan confirmed that it is not part of the grading plan involved with the retaining wall. Backwash drainage drawings were added to the plan. A sediment and erosion control plan was presented and discussed to be reviewed.

Applicant will re-locate parking area to accommodate rear yard access for maintenance.

Applicant will submit a final version of the plan with accurate wall heights for SEQRA determination.

Applicant was advised to apply for building permit for pool.

**16 Winston Drive (LR)
TCG (Retaining Wall)**

Location: Between Crystal Brook Hollow Rd. & Old Homestead Rd.

SCTM: Sec.4, Blk.2, Lot 25

Zoning: R-A1 Single Family District

Applicant: Angie Wong

Property Owner: Angie Wong

Contact: Angie Wong

Description: Replace existing failing retaining wall along the south side of the driveway

Action: Introduce application

Present: Jason Pontieri, P.E.



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LR 10/14/21 staff report reviewed and discussed.

The applicant proposed replacing significant retaining walls which were originally constructed of timber and replacing them with a "Ricon" Gravity wall system.

Color photos of sample walls made of similar materials and site photos of the current existing conditions were submitted.

JP to check with the Landscape Architect to determine the height of the other walls.

The Planning Board requests the following items:

- Erosion control plan to be submitted.
- Construction staging plan.
- Landscape plan to naturalize slope
- Provide weep hole detail for wall
- Existing landscape plan can it be a rain garden

Village Vistas (LR)
Site Plan Amendment

Location: Village Vistas Condominiums

SCTM: Sec.16, Blk.8, Lots 7, 8.1,8.2,9,10,13.1,18,23,23,25, 25.1 p/o Willoughby St.

Zoning: R-B2,R-O

Applicant: Jim Tsunis

Property Owner: Jim Tsunis, c/o Liberty Meadows LLC

Contact: Thomas Dixon P.E. c/o Nelson & Pope

Description: Modifications to off street parking, perimeter fence and landscape plan

Action: Introduce application



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At the applicant's request this application has been postponed from this agenda.

AL gave a staff update.

The meeting ended at 8:30PM.

Respectfully submitted,

Cindy Suarez, Secretary to Planning & Zoning Boards