



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

November 4, 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

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 10/14/21 draft minutes as amended, LZ second, vote 4-0, unan. (TV no vote absent on 10/14/21)

Next Planning Board meeting is 1/6/22.

Trustee Report:

- The BOT decided to not consider Tattoo Parlors as a code revision.
 - The BOT voted to opt out of approving Cannabis dispensaries in the Village until the NYS Cannabis Board is clear on the details.
 - The BOT banned smoking in all Village parks.
 - Ancillary structures have been approved for a new code change which permits more active uses in accessory structures.
 - The BOT continues to work with potential parkland uses for the six acres on Highlands Blvd.
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**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: Final Conditional Approval

(RD recused, GA Acting Chairman)

JS reviewed and confirmed that the following conditions of the Draft Conditional Approval were met:

- Performance bond secured and approved by the Village Attorney.
- Revisions to the plat were made.
- Monuments have been set at all corners

SCHD approval and the Declarations of Covenant are the last items needed before final signature.

BS moved to approve the Resolution, LZ second, vote, 4-0, unan. (RD recused)

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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: Staff update

Present: Anthony Guardino, Esq. c/o Farrell Fritz, P.C. & Courtney Riley, Director of Land Development c/o VHB Engineering & Dan Winkleman, Traffic Engineer c/o VHB Engineering

CR presented the update proposed site plans and reviewed the revisions to include:

- Addition of "Do Not Block the Box" pavement marking at the traffic signal
- Addition of a Pedestrian walkway
- Additional parking added
- Sidewalk added along North Country Road which will connect to existing sidewalk
- Landscaping added to the frontage along Belle Terre Road and in parking lot
- Keeping the use of the existing Belle Terre Road entrance
- Pedestrian walkway for doctors
- Most containers removed (some remain for storage)
- Storage building added at the northeast corner of parking field
- Maintenance area for snowplows

The Planning Board excluded the recharge basin within the fenced area and its access road, as well as the area between the upper and lower parking fields as "natural vegetation". The proposed development exceeds the clearing limit maximum per Village of Port Jefferson Code.

The applicant is scheduled for a ZBA public hearing on 11/18/21 to request relief from the VPJ Code § 241 *Attachment 1* Table 1 Clearing Standards which delegates the determination of the clearing percentage in the P-O District to the Planning Board, but in no case greater than 65%. The application proposes to clear up to 75% of the site's natural



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vegetation. The Applicant seeks an area variance to extend the limit of clearing that the Planning Board may consider an additional 10% to 75% maximum.

Parking

1156 parking spaces exist now 1,127 unencumbered (per staff's count), 1340 parking spaces after construction complete which exceeds total required parking (1163 stalls).

Bus Stop

The applicant does not propose building a bus shelter as they are often appropriated by the homeless for shelter, creating maintenance and enforcement issues. The Planning Board encouraged the applicant to contact Suffolk County DPW for pre-COVID ridership data. The Board also recommended that the applicant provide a bus turn-out lane for loading and unloading passengers at the northwest corner of the North Country Road/Bilhorn Way intersection.

Traffic

DW stated that the Opticon pre-emption system is what is at the North Country Road/Belle Terre Rd intersection now. RD encouraged the addition of a left turn lane and turn arrow along with "share road" pavement markings at the Bilhorn Way intersection to accommodate bicyclists. DW submitted the Traffic Study to RD.

Drainage

CR stated that over 80,000 cu. ft. of soil is to be removed. The depth of the storm trap system is 15 feet. The amount of water draining as sheet flow to the recharge basin will be significantly reduced. GA raised the issue of maintenance (or lack thereof) of the recharge basin to explain capacity issues. He suggested scraping the surface of the existing recharge basin during construction to improve water infiltration.

AG stated that there is an easement with the Village of Port Jefferson to allow stormwater from North Country Road to flow into a pipe to a pipe to the recharge. The capacity has since grown.

Applicant to review Mather's maintenance plan vs. half a million-dollar plan to remove sediment.

Performance Bond

A performance bond for all on-site improvements (including landscaping) is required prior to final approval. Unit costs, quantities, and totals to be itemized. The Planning Board will review and approve an amount, the Village Attorney will approve the form of the bond.



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Landscape Plan:

JS asked if retaining walls were proposed between upper and lower parking fields. If not, can the steep slope be stabilized.

CR commented that natural vegetation will stabilize the slope.

AL stated that the BOT has a Public Hearing scheduled for 12/6/21 for the following code changes:

- Chapter 157, Helistops to be revised to reflect compliance with FAA standards
- Chapter 250-27 reduce the required minimum length of parking stall from 20 ft. to 19 ft.

AL stated that the applicant may submit their building permit application for items not requiring site plan approval by the Planning Board.

Phase I:

- Emergency Department shell to be built
- Parking lots
- Traffic improvements
- Ambulance entrance
- Heliport relocation
- Maintenance area
- Removal of containers and trailers

SWPPP:

SWPPP will be a condition of the building permit. An outside consultant for The Village of Port Jefferson will review the SWPPP at the applicant's expense.



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Items needed:

- Extending the sidewalk along North Country Road to the east end of the IT building.
- Provide curbing along North Country Road
- Gate plans
- Storage and IT building plans
- “Do not block the box” at Belle Terre Road access driveway
- Performance Bond
- Bus shelter

(The COVID Trailer will remain on site until the end of the project).

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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: Staff update

Present: Jason Pontieri, P.E. & Angie Wong, Property owner

Applicant submitted revised plans on 11/1/21.

The Board recommends removing the Virginia Creeper from the proposed plan and replace with a native because it is slightly invasive. Selected plants could be modified based on availability and suitability to the conditions, with preference toward native species, to achieve the desired effect of preventing erosion and providing visual softening of the wall.

Retaining walls being over 4 feet will require building permits from the building department.

A drywell will be required because the driveway is to be dug up and replaced.



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A second row of silt fence near the property lines of adjacent owners should be provided. The replacement of the rear retaining wall with boulder on top of a block wall (max 15 ft. height) was discussed and agreed upon.

SEQRA:

Application is a Type I action pursuant to SEQRA due to the property being situated in a critical environmental area of the Route 25A corridor. Part II of the LEAF has been completed by staff with a small impact. Part III to be completed with a negative to small impact.

LZ moved to declare the application a Type I action, BS second, vote 5-0, unan.

LZ moved to declare the Planning Board as Lead Agency, BS second, vote 5-0, unan.

BS moved to declare a negative declaration of significance, LZ second, vote 5-0, unan.

GA moved to approve the draft Resolution as amended, LZ second, vote 5-0, unan.

Resolution to include:

- Replacement of existing wall and block boulder wall
- Composition of high slope wall to be a maximum 15 ft.
- Environmental control and tree protection to be noted on plan
- Silt fence 60 ft. along property line to be noted
- Drainage
- Planting plan
- Standard retaining wall conditions
- DPW road opening permit required for driveway

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: Review revised bond estimate & revised proposed Site Plan

Present: Erik A. Bjorenby, R.A.



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Revised site plan submitted with the following revisions:

- Entrance stairs to apartments to have signage for no entry by others
- Close the apartment area with planter boxes
- Stairs on Beach Street side eliminated.
- Back stairs have all access to apartments.
- Floor plans added planter box
- Second floor modified with pull down attic stairs.
- Equipment moved to flat roof.
- Gas fireplace use on apartment deck with existing chimney.
- Easement for shared parking to be resident use only.

EB to verify grease barrel door access to dumpster.

The Planning Board reviewed the revised bond estimate.

TV moved to approve the bond estimate as presented, GA second, vote 5-0, unan.

The draft resolution was reviewed with the following revisions to be made:

- DOT permit to be added
- Landscape condition of three years
- SCDPW approval for grease trap

TV moved to approve the resolution as amended, GA second, vote 5-0, unan.

The meeting ended at 9:20PM.

Respectfully submitted,

Cindy Suarez, Secretary to Planning & Zoning Boards