



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

MARCH 10, 2022
DRAFT PLANNING BOARD
VIRTUAL MEETING MINUTES

PRESENT:

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

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

GENERAL BUSINESS:

AL announced her resignation as Special Village Attorney to Building & Planning.
AL announced Joe Castellano has resigned as an alternate Planning Board member.
AL announced Tom Vulpis has resigned as a Planning Board member.

LZ moved to approve the 2/3/22 draft minutes, BS second, vote 4-0, unan.
BS moved to approve the 2/10/22 draft minutes, GA second, vote 4-0, unan.
BS moved to approve the 3/3/22 draft minutes, GA second, vote 4-0, unan.

The next virtual meeting/public hearing is on 4/7/22 via ZOOM.

TRUSTEE REPORT:

The Resolution to schedule a Board of Trustee Public Hearing for code changes to B&B and short-term rentals has been postponed.

The CAC continues to draft changes to the ARC guidelines and will forward to the ARC & the Planning Board for comments in April.



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105 Wynn Lane (JS) Site Plan Amendment

Application: #0621-22

Location: 105 Wynn Lane-RUVO Restaurant

SCTM: Sec.12, Blk.7, Lot 26.1

Zoning: C-1 Commercial District

Applicant: Joseph DeNicola

Property Owner: Joseph DeNicola

Contact: Joseph DeNicola and Rick Bartlett, Architect of BAR Architecture, P.C.

Description: Site Plan amendment to bring property into compliance and to install awning.

Action: Introduce application

Present: Joseph DeNicola, Property Owner & Rick Bartlett, Architect

JS presented and reviewed her March 8, 2022, staff report.

The applicant bought the business in 2005, opened the business in 2006 and bought the building in 2021 and is seeking to bring the property into compliance and to secure approval for a proposed awning over the west side patio.

Items of discussion:
(See staff report for details)

HISTORY

The staff report summarizes a review of the property history and the improvements made to the property from April 17, 1979, through to the present as well as possible following a complete review of the records.

SEQRA

The application is a Type II action and not subject to further review.

AWNING

The size of the proposed awning does not mirror the outline of the perimeter of the deck. It appears to be a drafting error as it would block rainfall to perimeter plantings and collide with an existing mature shade tree.



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SITE PLAN

Applicant provided existing conditions of floor plans,

Staff provided a marked-up site plan indicating revisions to be made.

(See staff report for details)

PARKING

Staff report breaks down the approved parking requirements and the required parking under the subject application.

The carport may not be included as a parking space because it lacks sufficient access from the east and is blocked by a loading zone, is currently used for storage and is the electrical meter location.

DUMPSTER

Dumpster pads are not provided within the existing dumpster enclosure. Details need to be provided on the site plans. An easement agreement from the BOT is needed to place the dumpster area on Village owned property.

A final survey will be required after the use and maintenance easement agreement is filed.

DRAINAGE

There are no drywells or drainage provided on the site.

JD stated that the fire department created a sink hole at the end of the driveway that the water runs directly under now. He stated that there is no solution for where the water can go.

The Planning Board members asked that the architect look at the plan and provide drainage calculations and possible ways to capture the stormwater runoff or a fraction thereof.

The Board recommended to JD that he schedule a meeting with the mayor to discuss drafting an easement agreement.



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New submissions to be submitted at least two weeks prior to a meeting for sufficient time for staff to review before placing on an agenda.

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Mather Hospital (JS)
75 North Co. Rd.
Site Plan Amendment

Application: # 0614-21

Location: 75 North Co. Rd.

SCTM: Sec.17, Blk.3, Lot 3.2 & 3.3

Zoning: P-O Professional Office

Applicant: Mather-Northwell Hospital

Property Owner: Mather-Northwell Hospital

Contact: Anthony Guardino as Counsel c/o Farrell Fritz, P.C.

Description: Emergency Department & Surgical Services Expansion Master Plan

Action: Public Hearing opened on 3/3/22 adjourned to 4/7/22

Present: none

GA 3/8/22 comments discussed:

- Proposed storm drainage improvements in and around the ED building.
- Sketch with options to allow overland escape in case of flooding with options Bubble Basins and regrading in front of the new ED pavilion.
- Arial photos showing the historical sequence of upper Port Jefferson including Mather's development/expansion over the decades.

JS March 10, 2022, staff memo was distributed for review.

A meeting with Mather/Northwell, VPJ Engineering Consultant, the Mayor, the Village Attorney, Steve Gallagher and other Village personnel will be scheduled (3/29/22).

AL stated that the Resolution and the EAF are to be very well laid out.

(LZ left the meeting at 8:00PM)

Items discussed:

- Condition of approval to include the merging of the property lots.
- Height of parking garage - will it interfere with helicopter flight path.
- The Learning Center was done without Planning Board approval and was not



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included in the new application. It was converted prior to any approvals; the Resolution will require a Site Plan Amendment to bring the Center into compliance as well as a timeline for this action.

- Gated enclosure to include a roof in the specifications.
- Interior lighting for the Emergency Department possible light spillage impact outside the building as it operates 24/7.
- North Country Road - Bilhorn entrance/exit will require trees to be proposed.
- Discuss a payment in lieu of taxes with the BOT. AL spoke to the Mayor and the Village Attorney about options to mitigate financial impacts on Village infrastructure.
- RD discussed the public comments that were submitted regarding clearing and walking path improvements and the variance for a 75% clearing limit. RD will compile all the comments onto a spreadsheet for review.
- JS spoke to C Reilly regarding the feasibility and advisability of a single retaining wall in lieu of the two tired walls that separate the upper and lower eastern parking fields as a way of gaining additional parking and reducing clearing.
- R Kassay requests clarification of required parking and proposed parking.

The virtual public hearing opened on 3/13/22 was adjourned and will be continued on Thursday 4/7/22 at 6:30PM via ZOOM. A transcript of the public hearing has been prepared.

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BS moved to adjourn the meeting, GA second, vote 3-0, unan.

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The meeting ended at 8:27PM.

Respectfully submitted,
Cindy Suarez, Secretary to Planning & Zoning Boards