



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

MAY 12, 2022
PLANNING BOARD
VIRTUAL MEETING MINUTES

PRESENT:

ABSENT:

R. DiBiase, Chairman
G. Anderson
L. Zimmerman
B. Sabatino
R. Harris, Deputy Village Attorney
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:

L. Rickmers announced her resignation as Village Planner

The 3/10/22, 4/7/22 & 5/12/22 draft meeting minutes to be approved at the next meeting

The next Planning Board meeting is 6/9/22 via ZOOM.

TRUSTEE REPORT:

- 6/21/22 Village Elections at the Village Center
- Six-Acre Park Committee will present proposal to the BOT on 5/16/22 at 330PM at Village Hall



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

**304 Main Street (LR)
Site Plan Amendment**

Application: #0616-21

Location: Billie's 1890

SCTM: 0206-12-7-33

Zoning: C-1 Commercial

Applicant: Billie Phillips c/o 1890 Inc.

Property Owner: 304 Main St. Inc. c/o Joseph Zangrillo

Contact: Woodhull Expediting Inc.

Description: Proposed restaurant bar with outdoor dining and awning enclosure

Action: Refer to ZBA for proposed deck setbacks

Present: Amy DeVito c/o Woodhull Expediting Inc.

Applicant requests referral from the Planning Board to the Zoning Board of Appeals for proposed deck for outdoor dining.

LR stated that there is no approvable site plan at this time due to rear, curb and side yard setbacks.

BS moved to refer the applicant to the ZBA to request relief from the code for the deck setbacks, GA second, vote 4-0, unan.



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

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

Application: # 0614-21

Location: 75 North Country 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: Work Session. Public Hearing closed on 4/7/22.

Present:

Anthony Guardino, Esq. c/o Farrell Fritz, P.C.

Andrew Kelly & Courtney Reilly c/o VHB Engineering

Rob O'Donohue c/o Hunter Roberts Construction Group

JS 5/12/22 staff report was discussed.

Items Discussed:

SITE BOND

RO explained that the estimate is prepared with software using union labor rates and current market conditions.

Sitework costs reflect work to be completed in Phase I and does not include costs associated with redesign of drainage recharge area.

Line items were discussed in detail The Board Members requested another week to review. The Bond Estimate is to be on the next Planning Board agenda 5/19/22.

GENERAL SITE PLAN/SEQRA COMMENTS

AG stated that the 62-day timeline clock began when the public hearing was closed on 4/7/22 with a deadline date 6/8/22 for decision confusion regarding whether prior agreement to extend the 62-day deadline; not a feasible deadline; Planning Board must still do SEQRA.. He requests that priority discussion be drainage and SEQRA.

AG does not agree to the condition of "No Future Clearing"



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

AG stated that he has never heard of a "Parkland Fee" for a hospital, that there is no change in population or demand for recreational services. State Law, the enabling statute requires PLF for residential units. The Village Code is silent on what the Parkland Fee applies to: cannot make the law broader.

JS explained that prior approved site plans included a walking / recreational space called "Field of Dreams." She suggests that the hospital might contribute some recreational land since there was such an overwhelming public criticism regarding clearing,

AG believes that was for patients and Mather determined that treatments have changes and the need no longer exists. he will research for further information.

AG stated that PILOT is in the purview of the Village BOT and that it is discrimination to the hospital.

RH stated that he understood that the hospital agreed to an extension of the 62 days requirement after the close of the public hearing for the Planning Board to vote on their Resolution.

AG stated that that is a problem for the hospital since they are behind schedule.

RD stated that he understood that the 62 days waiver was in place. The Planning Board needs more than one month to complete it's review.

CR stated that it does not matter how deep they are going, to do it, they are already 8 months past their start date. As part of the clearing, it is determined that all that is not natural can be removed.

JS stated that SEQRA needs to be discussed and completed. The soil borings were not initially done. Also, the Board is required to set a clearing limit.

CR stated that the soil borings are under water and there is no design or infrastructure, the soil borings were done in the document.

GA stated that they need a general plan where the borings are going.

BS stated that the hospital is in the Business Improvement District (BID), and they should contribute as the hospital does have an impact on Village infrastructure.

RK stated that the conversations are two separate ones to pursue.

CR stated that there is a straight fee to the Village for soil fill removal. Applicant wishes



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

to remove previously stockpiled fill prior to site plan approval.

JS stated that the FEAF specifies 71,350 cubic yards of fill to be removed, whereas the Master Plan notes a total of 42,000 cubic yards. CR will submit a correction to the FEAF.

The Planning Board and JS reviewed all the FEAF Part II line by line with discussion.

LZ had concerns with the FEAF number 8 with being marked "no". Discussion about how to remediate and incorporate significant community remarks against clearing 1.6 acres of wooded area in northeast corner.

RK stated that she feels the land is being chipped away at.

CR replied that there are twenty plus acres and 1.6 acres of it is being used for a Community Hospital.

GA asked if the habitat that is being removed could be re- created to provide some habitat.

AG answered to GA that there are twenty-four unimproved acres on the adjoining lot for habitat.

CR stated that the hospital drainage recharge area takes the Village's roadway runoff roads, the Village is getting a public benefit.

JS stated that this an opportunity for the Planning Board and the citizens to identify the 24-acre parcel as candidate for open space preservation.

GA asked if there is a way to reduce the parking area in the 1.6 acre portion of natural vegetation to minimize clearing.

JS wondered whether land banking is possible and there would still be within 75% demonstrated need net loss.

CR answered that there will be two hundred spaces lost with the expansion project.

BS stated that she is concerned with helicopter lighting and noise. She questioned whether the east end had enough spaces.

RD stated that it would be great if the two hospitals could coordinate shifts for traffic litigation.



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

JS to look at the four sections in the EAF Assessment and check the wording.

DRAINAGE

RO discussed with VHB and the hospital that the Dollard's were accounted for.

JS stated again that the property is in the P-O district and the Planning Board needs to decide what the clearing limits will be.

RD stated that GA had an alternate plan for the drainage recharge area that is within fence line.

GA stated that he thinks it encroaches beyond limits of clearing.

CR showed the ariel photo of the proposed clearing and drainage. The natural area in blue is 25% the yellow area is the area to be removed.

GA stated that he is fine with the 75% clearing.

MATERIAL REMOVAL

JS stated that the applicant is in the process of soil testing and the results will be sent to the VOPJ. The letter from VHB dated 4/26/22 gives permission to remove the existing debris and soil prior to the application being approved.

The Planning Board requests:

1. Lab results
2. Time of removal
3. Truck route
4. Facilities that it was sent to

CR asked if the building permit application process can be reviewed now.

JS questioned review of the building permit before site plan approval. Bohler questioned the final fee.

JS stated that the SWPPP will be sent to an outside consultant for review. The Part III Findings Statement is underway.

RH stated that the Building Permit application can be reviewed in house. He told AG he would speak to him off the ZOOM meeting.



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

LZ moved to adjourn the meeting at 8:00PM, BS second, vote 4-0, unan.

The meeting ended at 8:00PM.

Respectfully Submitted,

Cindy Suarez, Secretary to the Planning & Zoning Boards