



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

June 9, 2022

PLANNING BOARD MEETING MINUTES

PRESENT:

ABSENT:

R. DiBiase, Chairman (RD)
G. Anderson (GA)
L. Zimmerman (LZ)
B. Sabatino (BS)
R. Harris (RH)
J. Sigler, Site Plan Reviewer (JS)
C. Suarez, Secretary (CS)
R. Kassay, Trustee/ Liaison (RK)

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

GENERAL BUSINESS:

The next Planning Board meeting is scheduled for 7/14/22 at 6:00PM to be held at the Building & Planning Department located at 88 North Country Rd., Port Jefferson.

Trustee Report:

- Village Elections to be held on June 21, 2022, at the Village Center.
 - Meet the candidate's night was held 6/8/22 at the Village Center.
 - The Maker Festival is to be held on 6/11/22 at Harbor Front Park.
 - The Beach Street Community Garden area has been readied for planting.
 - The BOT to hold a work session regarding changes to the draft code for Airbnb and Bed and Breakfast uses.
 - The BOT is considering abandoning the Country Club project Part II (wall to stabilize building and bluff) to reduce the bond amount.
 - The Town of Brookhaven may help with 24 acres to the east of Mather hospital to be preserved for open space.
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APPLICATIONS

North Shore Professional Realty

68 North Country Road

Site Plan Amendment -Change of Conditional Use

Application: # 0606-20

Location: 68 North Country Rd. "Oakland Medical Arts Center"

SCTM: Sec.17, Blk.7, Lot 2 & Sec. 21, Blk. 6, Lots 14.1 & 14.2

Zoning: P-O Professional Office District

Applicant: North Shore Professional Realty

Property Owner: Robert Frey

Contact: William Cerney, Property Manager

Description: Change of Conditional Use (Financial Office to Non-Medical Professional Office) Site Plan Amendment. Approved Resolution of the Planning Board July 16, 2020. Applicant requests an extension of the site plan approval.

Action: Vote

Present: None

Applicant submitted a letter requesting an extension of Site Plan Approval. The original intention of the property owner was to use the property site plan approval for an IT office for Mather-Northwell Hospital but to date there is no tenant.

As per Village Code Section 250-52 (F) there is a fee of \$250.00 for the extension of site development plan.

GA moved to extend the Site Plan Approval for 12 months, BS second, vote 4-0, unan.



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**1031 Main LLC
1031 Main Street
Site Plan Amendment**

Application: # 0592-19

Location: 1031 Main Street

SCTM: Sec.17, Blk.1, Lot 20.2

Zoning: R-O Resident Office District

Applicant: Amy Devito, Woodhull Expeditors

Property Owner: 1031 Main LLC

Contact: 1031 Main Street

Description: Site Plan Amendment for the paving and striping of a 12-vehicle lot approved by Resolution of the Planning Board July 16, 2020. Applicant requests an extension of the site plan approval.

Action: Vote

Present: None

RH stated that he spoke to the property owner, and he intends on hiring an Architect to redesign the site plan.

As per Village Code Section 250-52 (F) there is a fee of \$250.00 for the extension of site development plan.

GA moved to extend the Site Plan Approval for 12 months, BS second, vote 4-0, unan.



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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: Bond Estimate & SEQRA

Present: Andrew Kelly, Landscape Architect for VHB Engineering.

BOND

The Board reviewed the revised bond amount for sitework received by on staff on June 2, 2022.

GA moved to approve the bond, BS second, vote 4-0, unan.

SEQRA

The FEAF Assessment form was reviewed line by line with the Planning Board and staff.

The draft of part III of the FEAF had been revised to incorporate several comments received by the public and the Planning Board.



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RH stated that he spoke with Anthony Guardino, Esq. (Attorney for the applicant). The applicant intends to offer \$25,000.00 to the Village to be held in an escrow account for the purpose of purchasing and planting new trees.

BS questioned if the northwest parking lot trees were staying.

AK responded that they would be staying, and that curbing will be added.

AK stated that an evergreen buffer is proposed, and the existing vegetation is to be cleaned up and not removed.

BS stated that it was interesting that noise odor and light were not considered a moderate to significant impact.

All forms are completed including Part II, Part III, and the SEQRA Summary. Chair is to sign Part III as the Planning Board is Lead Agency.

GA moved to make the determination that the project will result in no significant adverse impacts on the environment and to issue a negative declaration pursuant to SEQRA, LZ second, vote 4-0, unan.

GA moved to close the meeting at 7:15PM, LZ second, vote 4-0, unan.