



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

July 14, 2022
PLANNING BOARD MEETING MINUTES

PRESENT:

R. DiBiase, Chairman (RD)
G. Anderson (GA)
L. Zimmerman (LZ)
R. Harris (RH)
J. Sigler, Site Plan Reviewer (JS)
T. Murawski, RA (TM)
C. Suarez, Secretary (CS)

ABSENT:

B. Sabatino (BS)
R. Kassay, Trustee/ Liaison (RK)

The Planning Board met at 6:00PM at the Building/Planning Dept. 88 North Country Road, Port Jefferson.

GENERAL BUSINESS:

The Planning Board added a work session meeting to the calendar for August 4, 2022.

- LZ moved to approve the 5/12/22 draft minutes as amended, second by GA, vote 3-0, unan.
- GA moved to approve the 5/19/22 draft minutes as amended, second by LZ, vote 3-0, unan.
- LZ moved to approve the 6/9/22 draft minutes as amended, second by GA, vote 3-0, unan.

APPLICATIONS

224 Liberty Ave. (TM)
TC&G

Application: # 0628-22

Location: 224 Liberty Ave (corner lot)

SCTM: Sec.16, Blk.6, Lot 8

Zoning: R-B2 Residential

Applicant: Kim Lehnert

Property Owner: Kim Lehnert

Contact: Kim Lehnert

Description: Three-tiered retaining wall assembly and new inground pool.



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Action: Introduce application

Present: Kim Lehnert & guest

TM presented the application and the 7/14/22 staff report.

4/28/22 The ZBA approved variances for an existing front yard fence that exceeds maximum height and is not of open type construction.

SEQRA

- The application is a TYPE I action pursuant to SEQRA because the retaining wall is greater than six feet on a slope.
- Planning Board is the Lead Agency.
- Part 3 of the LEAF completed by the applicant.
- Refer to staff report for comments on parts 1 & 2 of the LEAF.

Following a review of the proposed plan the Planning Board requests the following items to be completed:

- Provide information on the comments to the LEAF
- Engineer Design Professional to confirm Static Loads of the bottom two tiers of the retaining wall assembly.
- Provide cut & fill calculations
- Provide the depth of the pool

Upon receipt of the noted items requested the application will be on the 8/4/22 Planning Board agenda for SEQRA vote and Resolution vote.



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**134 Main St. (TM)
Site Plan Amendment**

Application: # 0627-22

Location: 134 Main St. (Prior Mall)

SCTM: Sec.12, Blk.7, Lot 39.2

Zoning: C-1 Commercial District

Applicant: Theresa Livingston c/o The Bar Method

Property Owner: Trylon Associates, Inc.

Contact: Andrew Thomas

Description: Proposed fitness studio "The Bar Method". Partial corridor and three small stores to be combined into a new single space.

Action: Introduce application

Present: Michael Schwarting, RA & Theresa Livingston c/o The Barre Method

TM presented the application and the 7/14/22 staff report.

The application is an amendment of a Site Development Plan. The application also includes proposal to screen the existing roof top equipment.

The application is an Unlisted Action pursuant to SEQRA.

The existing use requires less parking than the current use.

Following a review of the proposed plan the Planning Board requests the following items to be completed:

- Update the proposed plan to show egress information and the new proposed layout of the building with elimination of the egress on the south side of the building.
- Update the proposed plan to show existing and proposed parking
- Refer the application to the ARC for comments on windows and facade changes.



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- Prepare a separate existing conditions plan.
-

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

Application: #0616-21

Location: Billie's 1890

SCTM: Sec.12, Blk.7, Lot 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 new rear deck with seasonal canvas over existing patio with modified egress stairs.

Action: ZBA completed 6/23/22 – Review Site Plan

Present: None

TM presented the application and 7/14/22 staff report.

The applicant went to the ZBA for three side and rear yard setback reliefs. Refer to staff report for results.

SEQRA

The application is an Unlisted Action. The applicant completed the SEAF. The variance request is part of a site plan application, and the Planning Board is Lead Agency.

The Planning Board agreed with staff's report recommendations and comments.

Revised plans to be submitted to reflect the staff report recommendations.



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**135 West Broadway (TM)
Site Plan Amendment**

Application: # 0626-22

Location: Peoples United/M&T Bank

SCTM: Sec.12, Blk.7, Lot 13

Zoning: C-1 Commercial District

Applicant: Dan Copeland

Property Owner: M&T Bank/Peoples United Bank/ & Predecessors

Contact: Evelyn Sliwa c/o Scheid Architectural as Agent for RW Drake

Description: Proposed ATM kiosk change out

Action: Introduce application

Present: None

The application is an Unlisted Action pursuant to SEQRA

TM presented the application and 7/14/22 staff report.

The applicant provided renderings of the proposed Kiosk which includes replacing the bollards and part of the concrete / asphalt surrounding the Kiosk.

A sign permit will be required.

The Board requests referral to the ARC for comments.



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St Charles Hospital (TM)

Site Plan Amendment

Application: # 0623-22

Location: 200 Belle Terre Rd.

SCTM: Sec.13, Blk.1, Lot 11.2

Zoning: P-O Professional Office

Applicant: Nelson & Pope c/o Karthikeyan Shanmugam, PE

Property Owner: St. Charles Hospital Corp.

Contact: Nelson & Pope c/o Karthikeyan Shanmugam, PE

Description: Proposed 3,984 SF one story building addition to an existing Emergency Department to include site improvements, parking, lighting, landscaping, grading and drainage.

Action: Introduce application

Present: Karthikeyan Shanmugam, PE, & Richard Falco c/o Nelson & Pope and Bernard Meloe, RA c/o The McGuire Group

TM presented the application and 7/14/22 staff report.

The application is an Unlisted Action pursuant to SEQRA. There is no SWPPP required as the project is less than one acre.

The applicant presented photographs of the new stairs and retaining wall.

TM wants to see the grade at the most impacted view and to see all elevations including the guard rail on the elevation plan.



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GA stated that the rain comes off the site and the basin fills up and water runs down Thompson St. The existing drainage issue is to be addressed as a separate matter as a pre-existing condition.

A construction staging plan is necessary because of the tight site with a lot of topography.

BM explained that the project is a modular construction and is not stick built so he is not sure how the construction delivery will work yet.

KS stated that the hospital needs site plan approval to be able to go to the State for approval to bid.

Signage is not a part of this application.

The Planning Board agreed with staff's report recommendations and comments.

Revised plans to be submitted to reflect the staff report recommendations.

The Board requests referral to the ARC for comments.

A conceptual logistic plan is forthcoming to reflect all recommendations in the 7/14/22 staff report and the Planning Board's comments regarding lighting, construction staging, landscaping.



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407 East Main St. (JS)

Site Plan Amendment

Application: #0503-16

Location: Post office

SCTM: Sec.12, Blk.10, Lot 3.3

Zoning: C-1 Central Commercial

Applicant: Colatasti Family L.P.

Property Owner: Colatasti Family L.P.

Contact: John J. Coughlin Ré, Nielsen, Huber & Coughlin, LLP

Description: Applicant requests site plan amendment for existing alterations & parking waiver.

Action: Approve revised drainage plan

Present: None

JS presented the proposed revised future location for a grease trap to accommodate more than a 3" rainfall.

LZ moved to approve the revised drainage plan, GA second, vote 3-0, unan.

JS to amend the Resolution to include the revised drainage plan.



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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: Approve Resolution

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

JS reviewed the draft resolution with the Planning Board and AG.

All the Board's comments were noted to amend the Resolution for filing.

GA moved to approve the draft Resolution as amended, LZ second, vote 3-0, unan.

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**1601-1607 Main St. & 2 Perry St. (JS)
Site Development Plan**

Application: # 0624-22

Location: 1601-1607 Main St & 2 Perry St. (SE c/o Main & Perry Sts.)

SCTM#’s: 206 Sec.21, Blk.6, Lots 1, 2, 3 and 4

Zoning: C-2 Commercial District

Applicant: Port Jefferson Commons, LLC (Member: Conifer Realty, LLC)

Property Owner: 1605 Main Street LLC c/o Adams & Company Real Estate LLC

Contact: David Buttacavoli

Description: Demolition of two existing buildings and proposed construction of a four-story mixed-use building with underground parking.

Action: Application introduced at the 5/19/22 Planning Board meeting. Applicant requests additional comments.

Present: Lou Bekofsky, Director of Environmental Planning c/o VHB Engineering (LB), Kathleen Deegan Dixon, Esq. c/o FDT LLP (KD), Sal Coco, AIA c/o Coco Architects (SC)

The Board reviewed the letter submitted 7/14/22 by KD in response to the 5/19/22 Planning Staff Report.

The proposed renderings and drawings were displayed for review and discussion.

The Board members, staff and the applicant’s team discussed the various conceptual plans.

- Items discussed:
- Affordable housing
- VOPJ Comp Plan

- Definition of stories and basements
- ZBA referrals, i.e., requested variances



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- Density
- Public and tenant amenities
- Outdoor space
- Elevators
- Unit count
- Parking

The Board members will individually visit the site before commenting further on the conceptual design that is preferred.

The meeting ended at 9:45PM.

Respectfully submitted,

Cindy Suarez, Secretary to the Planning & Zoning Boards