



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

AUGUST 24, 2022
PLANNING BOARD MEETING MINUTES

PRESENT:

R. DiBiase, Chairman (RD)
G. Anderson (GA)
L. Zimmerman (LZ)
B. Sabatino (BS)
L. Bekofsky (LB)
L. Harris (LH)
R. Harris, Director Building & Planning
T. Murawski, RA (TM)
C. Suarez, Secretary (CS)

ABSENT:

K. Snaden, Trustee/Liaison

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

GENERAL BUSINESS:

RD introduced the new Board members; Lou Bekofsky as a full Planning Board member and Lisa Harris as an alternate Planning Board member. Each of the new members gave a brief outline of themselves.

6:15PM GA moved to go to Executive Session, second by LZ, vote 5-0 unan. (LB recused). 6:30PM BS moved to come out of executive session, GA second, vote 5-0, unan.

Annual training for the Board members was discussed. NYPF link to be sent with ZOOM webinars and SCPC virtual conference is 10/26/22 8:30AM-12:00PM.

The Planning Board agreed to add a work session meeting on 9/21/22.

LZ moved to approve the 7/14/22 draft minutes, GA second, vote 3-0, unan.
(3 obtained)

BS moved to approve the 8/4/22 draft minutes as amended, LZ second, vote 3-0, unan.
(3 obtained)

BS spoke about an article in the TBR newspaper regarding the 8/15/22 BOT meeting related to the mayor's comment that the Planning Board should submit in writing or to make presentation regarding their



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concerns about the adopted "Six Acre Park" plan that they would like to see more of an active-type park and their concerns about the density of the uptown apartment tenants needing more outdoor space.

BS to draft the language for the memo to the mayor and BOT and forward to CS for drafting a letter.

LZ stated her concerns regarding the use of the Recreation fees being collected for large projects. RH to identify the accounts and uses.

APPLICATIONS

Mather-Northwell Hospital

75 North Country 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: 7/14/22 Resolution Condition #3: Prior to final stamped approval, the Applicant shall submit to the Planning Board, engineered plans and specifications for the poured concrete retaining wall (+5.5' max. ht., 295 LF) proposed along the northern drive aisle and the tiered poured concrete retaining walls between the upper and lower parking fields at the eastern area of the site (lower wall at 5' max. ht., 346 LF, and upper wall at 5' max. ht. and 218LF) for review and approval.

Present: Anthony Guardino c/o Farrell Fritz, P.C., as Counsel & Andrew Kelly, Landscape Architect c/o VHB Engineering.



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Review retaining wall plans received on 7/29/22 and distributed to the Board members electronically on 7/29/22.

The 8/24/22 Staff Report was distributed to the Board members.

The revised engineered plans were displayed on the monitor screen and in hard copy.

The Planning Board's comments as noted in the 8/24/22 staff report have all been addressed on the revised plans.

LZ moved to approve the revised plans as submitted, BS second, vote 4-0, unan. (LB abstained)

**134 Main St.
Site Plan Amendment**

Application: # 0627-22

Location: 134 Main St.

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

Zoning: C-1 Commercial District

Applicant: Michael Schwarting

Property Owner: Trylon Associates, Inc.

Contact: Michael Schwarting, R.A.

Description: Applicant seeks to install an alternate design for the previously approved rooftop screening materials, utilizing a slotted fence rather than an opaque fence.

Action: Vote to amend approved site plan.

Present: Michael Schwarting, R.A. & Bruce Passarelli, Property Owner

The 8/24/22 Staff Report was distributed to the Board members.



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Review proposed changes to 8/4/22 Resolution approving site plan amendment.

The documents referencing the 8/24/22 submission were considered by the the Board Members.

The Planning Board agreed that it was not necessary to refer the revised plans to the ARC for a second review.

BS moved to approve the site plan amendment as presented, LZ second, vote, 5-0, unan.

An amended Resolution will be drafted and filed with the Clerk's office.

The meeting ended at 7:45PM.

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