



**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](http://www.portjeff.com)

**OCTOBER 6, 2022**  
**PLANNING BOARD MEETING MINUTES**

**PRESENT:**

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

**ABSENT:**

R. DiBiase (RD)  
K. Snaden (KS)

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

**GENERAL BUSINESS:**

BS moved to approve the 9/8/22 draft minutes as amended, LZ second, vote 3-0, (RD absent, LB not present).

LZ moved to approve the 9/21/22 draft minutes, BS second, vote 3-0, (RD absent, LB not present).

The next Planning Board meeting to be held November 3, 2022.

SCVOA Conference Wednesday 10/12/22.

LB arrived at the meeting at 6:12PM.



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**APPLICATIONS**

**St Charles Hospital  
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 building addition to an existing Emergency Department

**Action:** Review revised plans (ARC comments)

Present: Karthi Shanmugam, PE Sr. Associate, Nelson & Pope and Ron Weingartner, COO c/o St Charles Hospital.

KS delivered revised plans to the Planning Department on 10/6/22.

TM reviewed the revised plans with the Board Members and presented the revisions which reflected comments received by the ARC in the 9/21/22 memo to the Village BOT and the Planning Board. ARC comments centered around the facade of the new building addition and maintaining the existing slope to the east of the building to protect the existing tree root systems.

TM stated that the existing handicap parking is not ADA compliant and needs to be corrected.

RW spoke regarding the project's history and the effect of dramatically increasing material costs. He explained that the project's deadline for funding is September 2024.



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The current estimate that the hospital has for the proposed work is based on 2018 costs. The estimate will be brought to 2022 costs and the bond estimate will be drafted and submitted.

The detailed bond estimate is to be submitted prior to the November 3, 2022, Planning Board meeting so that the Board can vote on the Bond Estimate and the Draft Resolution. Final approved plans to be signed.

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**415-417 East Main St.**

**Site Development Plan & Conditional Use Permit**

**Application:** # 0608-20

**Location:** 415 & 417 East Main Street

**SCTM:** Sec.12, Blk.10, Lots 1 and 2.2

**Zoning:** C-1 Central Commercial District

**Applicant:** Dominick Parillo

**Property Owner:** Dominick & Pietro Parillo

**Contact:** Heather Brin, Architect

**Description:** Proposed change of use of existing three- story building from commercial use to residential use.

**Action:** Review revised plans & 10/6/22 Staff report

Present: Dominick Parillo, Property Owner

The October 6, 2022, staff report and the most current submitted plans dated July 13, 2022, were reviewed.



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TM visited the site of the subject property.

TM stated that the drawings need to be clearly identified with existing and proposed items with a narrative document noting these items.

TM pointed out the following items to be addressed:

- Density is at 79%.
- Staircase shown on plan is not existing.
- Parking analysis to be done.
- Proposed apartments are not ADA compliant
- Mechanical provisions not shown on plan
- Venting, pipe chasing for HVAC, Hot H2O heater, etc... not shown on plan.
- Access way not shown on plan
- Dumpster location/enclosure not shown on plan and how will it navigate.
- Easement to be shown on plans.
- Drainage: four' & five' deep wells with gravel for the roof drainage only holds 50% of rain. An alternate method should be looked at.
- No onsite parking.

DP stated the following comments:

- The plans that are being currently reviewed are preliminary plans and not construction plans. The project utilizes an existing envelope.
- The building is having been vacant since 2017 and it is a historical building.
- An access easement is in place which was given to prior staff. A garbage truck or delivery vehicle can access the site from Main Street on to the site.



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- PILOP was done in 1983 and the difference was paid for when the prior building was there. Parking is phantom parking. The Bot removed the necessity for apartment building parking for pre-existing buildings.
- Prior staff focused on 400 sq. ft. of living space. Rick Smith c/o NYS informed that hallways and storage are not calculated to living space. Square footages are larger than shown.
- Building to be a green space; on demand system, one shut off, separate water heaters for each apartment.
- Fence is down blocking the gravel pit easement which is a large rock area capturing 100 % more rain.
- Dumpster area has been removed; cans are picked up.
- The stairs off the second level are egress for fire exit.

RH stated the following:

- The application is a Conditional Use Permit application as per Village Code C-1 District Regulations Section §250-18 (F).
- Renovations need to bring a building into ADA compliance.

LB stated that once a comp plan is adopted the zoning code is absent. Case Law says that code will rule if there is a discrepancy.

LZ stated that the excess runoff is not to code, and it is possible that the rain will flood onto Main Street.

LZ requests a copy of the Post Office Resolution with the Easement agreement with the church.



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GA stated that the State will not allow the runoff on to Main Street. There is a limited amount of property, and it is an existing situation.

TM stated that the health department is strict, and contaminants can get in there.

In reviewing the next submission requirements, TM stated that the demolition plans are fine and that the new plans need to clearly show existing and proposed. Six hard copies and one electronic to be submitted.

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**99 Pine Hill Rd.  
Tree Clearing & Grading Permit Application**

**SCTM#’s:** 206 Sec.18, Blk.1, Lot 28

**Zoning:** R-B 1 Residential District

**Lot Size:** 22,521 sq. ft.

**Applicant:** Leon Shterengas & Larisa Kuznetsova

**Property Owner:** Leon Shterengas & Larisa Kuznetsova

**Description:** Applicant requests removal of between 33- 55 trees ranging from 5.5 inches to eleven inches in diameter

**Action:** Applicant needs clarification of 9/23/22 PB letter

Present: Leon Shterengas, Property Owner

The Planning Board submitted a letter to the applicant dated 9/23/22 with their comments on the proposed removal of trees.

LS requested to meet with the Planning Board to get clarification of the 9/23/22 letter.

LS stated that the application’s purpose has a negative aesthetic value and that he will remove whatever the Planning Board says he can remove legally.



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RH explained that the property is situated on a critical slope and that drainage goes downhill to the surrounding neighbors and village streets.

LB explained SERQRA and the state laws. LB explained that a TOPO survey shows existing trees (showed a photo on his laptop). Segmentation of the two projects (wall & tree clearing) is illegal. It is recommended that a professional Engineer design the retaining wall with tree removal included in the plan.

TM stated that due to the level of clearing there must be a re-stabilization plan for stability of the slope.

RH explained that the village Building Inspectors cannot do infiltration/drainage. The retaining wall will be affected by the tree clearing. The property owner may mark some small trees that are close to the house that need to be removed for safety purposes and the Building Inspector will go to the property site and inspect the marked trees for approval of removal.

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*The meeting ended at 8:15PM*

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