



**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 27, 2022**  
**PLANNING BOARD MEETING MINUTES**

**PRESENT:**

R. DiBiase (RD)  
G. Anderson (GA)  
B. Sabatino (BS)  
T. Murawski, RA (TM)  
K. Snaden (KS)  
C. Suarez, Secretary (CS)

**ABSENT:**

R. Harris (RH)  
L. Zimmermann (LZ)  
L. Bekofsky (LB)  
L. Harris (LH)

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

**GENERAL BUSINESS:**

The 10/6/22 draft minutes were not approved due to no quorum (RD absent 10/6/22)

**TRUSTEE REPORT:**

- The ARC guidelines are being reviewed for revisions
- Code changes forthcoming regarding murals becoming part of the sign code
- BOT public hearing to be held in December regarding AIRBNB
- Conifer I project ribbon cutting to be held in November
- Approximately \$800,000.00 available to the Village for American Rescue Plan Act projects

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**APPLICATIONS**

**1601-1607 Main St. & 2 Perry St.**  
**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:** VHB Engineering Team



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

**Action:** Review revised plans – Refer to ZBA & ARC

Present via virtual attendance was Kathleen Deegan Dixon, Partner Forchelli, Deegan & Terrana

TM reviewed the contents of the 10/26/22 staff report.

TM stated that the plans have been revised to show provisions for a future grease trap and an enlarged commercial space. These changes reduced the number of proposed apartment units by one.

The Board discussed the proposed building height and density based on the latest submission of drawings from BHC (08/24/22).

TM explained that the NYS Code is clear in its definition of a story ***and that it references 6'-0" below the floor above. If more than 50% of that story is above the grade plane it is recognized as a story. If 50% of the story is below the grade plane it is not considered a story.***

In the C-2 Zoning District, building height is limited to thirty-five (35) feet and three (3) stories, pursuant to Port Jefferson Village Code Chapter 250 Attachment 2, as modified by Port Jefferson Village Code §250-19 (G)(1) which provides, in pertinent part:

*“Any proposed development with a lot larger than 20,000 square feet or 75 linear feet on Main Street frontage in the C-2 District may add a fourth story or a floor that increases the total building height to a maximum of 45 feet if there is a twelve-foot setback from the street wall at the fourth story and if a major public amenity is provided.”*

In accordance with §250-49(A)(1), the Planning Board requests that the Zoning Board of Appeals decides the following question:

*“Does the above-referenced code subsection require that a twelve-foot setback from the street wall be provided on the uppermost story of the proposed mixed-use structure, as depicted in the submitted plan currently under consideration?”*



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**Request #1(a):**

In the alternative, should the ZBA opine that a twelve-foot setback from the street wall must be provided on the uppermost story of the proposed mixed-use structure, as depicted in the submitted plan currently under consideration, the Applicant seeks an area variance pursuant to Port Jefferson Village Code §250-49(B)(1) to dispense with the requirement of said setback requirement in Port Jefferson Village Code §250-19 (G)(1).

BS moved to refer the application to the Zoning Board of Appeals for determination, GA second, vote 3-0, unan.

BS moved to refer the application as presented to the ARC for comments on the façade, GA second, vote 3-0, unan.

GA asked if there should be a referral to the ZBA for relief of an additional loading zone.

TM explained that a second loading zone is not required because 25,000 sq ft is below the threshold for ***the proposed*** a commercial use.

RD stated that a bond will be required for future improvements at the Main Street/Perry Street intersection resulting from the change in direction of traffic. He also commented that the common easement to connect this building with Port Jefferson Crossing's building needs a shared agreement.

KD stated that she will talk to Roger Pine regarding this issue but since the properties are titled differently for the bond funding that may not be possible.

TM recommended a logistic plan on the construction staging be provided.

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**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:** Bond & Draft Resolution Vote

Present: Karthi Shanmugam, PE Sr. Associate, Nelson & Pope

The Planning Board members reviewed the bond estimate for building & site work created by Nelson & Pope dated 10/10/22 submitted on 10/13/22 in the amount of \$4,800,000.00.

The Planning Board reviewed the draft resolution which included the bond estimate.

BS moved to approve the draft resolution and the bond, second by GA, vote 3-0, unan.

**410 Thompson St.  
Minor Subdivision**

**Application:** # 0613-20

**Location:** 410 Thompson Street

**SCTM:** Sec.009, Blk.006, Lot 0032

**Zoning:** Single-Family Residence R-B2

**Applicant:** Michael Watts

**Property Owner:** Michael Watts

**Contact:** Woodhull Expediting, Inc. c/o Amy DeVito

**Description:** Proposed two-lot minor subdivision

**Action:** Sign Mylar Maps & Vote on Draft Resolution  
(RD recused)



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The application for 410 Thompson Street was moved to the next Planning Board meeting due to the need for a quorum.

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TM and CS updated the Planning Board on pending applications for the next meeting agenda.

The meeting ended at 7:45PM.

Respectfully submitted,  
Cindy Suarez  
Secretary to the Planning Board