



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

**NOVEMBER 16, 2022
PLANNING BOARD MEETING MINUTES**

PRESENT:

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

ABSENT:

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:

- BS moved to approve the 10/6/22 draft minutes, LZ second, vote 3-0, unan. (RD no vote-absent).
- BS moved to approve the 10/27/22 draft minutes as amended, GA second, vote 3-0, unan. (LZ no vote-absent).
- Next Planning Board meeting 1/19/23 6:00PM.
- 2023 Board meeting calendar reviewed.
- The Board members requested their own Village email addresses.

TRUSTEE REPORT:

- The ALPR system license plate reader demonstration done yesterday. Data entry being done now.
- Dickens weekend preparations are underway; 11/30/22 6:00pm tree lighting at the Frigate; 1/28/23-1/29/23 ice festival.
- Street trees are being replaced
- Joe Sanzano, Village Planner began working on Tuesdays & Thursdays
- Union negotiations for code enforcement contract are underway.
- East Beach construction underway; the Village website has drone footage of project progress; townhall meeting is forthcoming.
- Station street to be renamed; suggestions being taken for a vote.



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APPLICATIONS

1303 Main Street

Site Plan Amendment

Application: # 0619-22

Location: 1303 Main St

SCTM: Sec.17, Blk.6, Lot 1

Zoning: R-O Residence Office

Applicant: 1303 Main LLC

Property Owner: 1303 Main LLC

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

Description: Parking lot renovation

Action: Review revised plans submitted on 10/4/22

Present: Woodhull Expediting, Inc. c/o Amy Devito

TM discussed the last submitted plans dated 10/4/22 and the 11/16/22 staff memo.

A site visit was done by TM.

The application is a Type 2 Unlisted Action pursuant to SEQRA.

Staff's site plan comments:

Applicant to clearly show proposed work and work completed without approvals.

Drainage

Roof drainage discharges into parking areas and onto the landscaped areas around property. Staff recommends all roof drains be hard piped to the proposed drainage structures.

Retaining Wall

Construction details do not match the built wall. Staff recommends the details to reflect what exists.

Architect to certify the retaining wall design.



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Sign

The sign as it exists is a visual obstruction and needs to be brought into conformance.

**111 West Broadway
Site Plan Amendment**

Application: # 069-22

Location: Saghar/Curry Club Restaurant

SCTM: Sec.12, Blk.7, Lot 8

Zoning: C-1 Commercial District

Applicant: Erik A. Bjornbey, R.A.

Property Owner: 111 West Broadway, LLC

Contact: Erik A. Bjornbey, R.A.

Description: Proposed site improvements and to approve previous work that was performed without permits or site plan approval to include roof over structures and a new paved area for outdoor dining with guardrail. Interior renovations include obtaining approval for a buffet table that was installed without permits.

Present: Erik A. Bjornbey, R.A.

The application is a Type 2 Unlisted Action pursuant to SEQRA.

TM discussed the last submitted plans dated 10/7/22 and the 11/16/22 staff memo.

The Planning Board and EB reviewed the application.

The Planning Board requests that the following items to be addressed:

- Need waiver of non-jurisdiction from DEC or approval from DEC regarding the patio paver area adjacent to Mill Creek (DEC may assume Lead Agency and require SEQRA - TBD) CAC should be involved.
- Provide grading/pitch of patio area and detail the storm water drainage for the impervious surface. Provide erosion control.
- Guard rail to Mill Creek details to be shown on plans including elevations, details and materials. Mill Creek Study should be reviewed.
- Temporary guard/barrier needs to be more substantial and physically able to block a person from entering the proposed patio area.
- Provide SCDOH approval for the buffet station and the addition of 40 seats for seasonal dining on the patio.



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- Provide Lighting information including location, fixture type and photometrics for lighting the patio area.
 - Modified shed needs clarification. Most likely will require ZBA approval for location from the rear property line.
 - It is recommended that ADA access to patio be provided.
 - All Signage to be filed for permit under a separate application to the Building Department.
 - State Liquor Authority approval for the proposed expansion of premises (adding 40 seats)
-

**156 West Broadway
Site Plan Amendment**

Application: # 0634-22

Location: 156 West Broadway

SCTM: Sec.11, Blk.3, Lot 20.1

Zoning: MW-1 Marine Waterfront

Applicant: Diana Aronica

Property Owner: Richard Morrison

Contact: Erik A. Bjorney, R.A.

Description: Proposed exterior façade renovation and new grease trap and storm drainage.

Action: Consider amendment to 11/4/21 approved site plan.

Present: Erik A. Bjorney, R.A.

TM discussed the submitted plans dated 10/5/22 and the 11/16/22 staff memo.

A site visit was done by TM. The application is a Type 2 Unlisted Action pursuant to SEQRA.

There are no proposed changes to the footprint of the building. Proposed modifications include altering of the roof to add a gable roof and reducing the number of doors on the right side of the front elevation.

The Planning Board refers the application to the ARC for their comments.



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1515 Main Street

Site Plan Amendment & Conditional Use Permit

Application: # 0631-22

Location: 1515 Main St (vacant bldg. prior AC Electric)

SCTM: Sec. 21, Blk. 5, Lot 15

Zoning: C-2 Commercial District

Applicant: Catrina Tedesco & Joseph Piccolo c/o Earth Dog Inc.

Property Owner: Charlie Lefkowitz

Contact: Catrina Tedesco

Description: Proposed doggie daycare to include grooming, retail, boarding, indoor public dog park

Action: Review submission

Present: Catrina Tedesco & Joseph Piccolo c/o Earth Dog; Paul Cataldo, R.A. & Aric Schachner, Representing the property owner.

Applicant is applying for a change of use and conditional use permit. The prior occupant was a retail use. Applicant proposing a doggie daycare, grooming, retail, boarding and indoor dog park.

TM discussed the submitted plans dated 8/8/22 by Paul Cataldo, R.A. and the 11/16/22 staff memo.

The application is a Type 2 Unlisted Action pursuant to SEQRA. The applicant has not provided the Short Environmental Assessment Form.

The Planning Board requests a more comprehensive site and floor plan for more clarification to include the following:

- Accurate and dimensioned floor plans indicating all the uses for both the first and lower floor (only one means of egress shown)
- Accurate site plan showing; zoning, drainage, grading, lighting photometrics, parking.
- Vehicle staging plan for drop off area.
- Accessible route from the drop off area to the inside of the building.
- Loading platform, stair and railings need to be code compliant
- Details needed for outdoor park.
- Sanitary system needs SCHD verification of location and if it operates.

AS spoke regarding the drainage and commented that the property owner has no intention of providing drainage or any improvements to the site.



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KS commented on the following items:

- Will request the BOT to add ADA parking spot on Main Street.
- 10-15 employees to be staffed at one time
- Operating hours 7:00AM-7:00PM
- Basement will not be utilized
- Will not occupy this space if drainage improvements will be required.
- The retail shop will not be the primary use – only 30% of the use.
- Saturdays & Sundays will operate indoor dog park

RH will investigate options for the drainage and % of retail requirements.

PC to update the proposed site plans

**410 Thompson Street
Minor Subdivision**

Application: # 0613-20

Location: 410 Thompson Street

SCTM: Sec.9, Blk.6, Lot 32

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 & Approve Draft Resolution
(RD recused)

GA signed the mylar maps.

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

The meeting ended at 8:45PM.

Respectfully submitted,
Cindy Suarez
Secretary to the Planning Board