



## 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)

### JANUARY 19, 2023 PLANNING BOARD MEETING MINUTES

#### **PRESENT:**

R. DiBiase (RD)  
G. Anderson (GA)  
B. Sabatino (BS)  
L. Bekofsky (LB)  
R. Harris (RH)  
J. Sanzano, Village Planner (JS)  
J. Redfield, Building Inspector (JR)  
T. Murawski, RA (TM)  
C. Suarez, Secretary (CS)

#### **ABSENT:**

L. Zimmerman (LZ)  
L. Harris (LH)

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

#### **GENERAL BUSINESS:**

- RD moved to approve the 11/16/22 draft minutes as amended, BS second, vote 3-0, unan. (LB absent 11/19/22-no vote).
- Next Planning Board meeting/public hearing is on 2/9/23 at 6:00PM at Village Hall.
- RH updated the Planning Board regarding the Conifer I property lottery for 45 apartment rentals and 1,800 applications received so far.
- RH informed the Planning Board that although Kathianne Snaden is still the liaison to the Board she will no longer attend meetings unless requested.
- NYPF Conference is scheduled 4/16/23-4/18/23.

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#### **APPLICATIONS**

##### **1 North Country Road Site Plan Amendment**

**Application:** #0638-22

**Location:** 1 North Country Road

**SCTM:** 0206-21-3-27, 28 & 29

**Zoning:** General Commercial C-2

**Applicant:** Port Development, LLC

**Property Owner:** Port Development, LLC



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**Contact:** Eric Russo, Esq.

**Description:** Proposed amendment to approved site plan

**Action:** Schedule public hearing for 2/9/23

Present: Eric J. Russo, Esq., Eric Nicosia, RA, Tony & Rob Gitto, Managing Members

JS presented the application for an amended site plan which was previously approved by the Planning Board on June 10, 2021 and amended on February 15, 2022.

The applicant proposes an amended site plan for a mixed-use site development plan of 1,800 sf of ground floor Retail/Office use, 35 apartment units: 29, 1-bedroom units and 6, 2-bedroom units with 44 parking stalls in a covered garage and on-site surface parking lot.

Amendments include the following proposed changes:

- Flip the proposed basement area from the south to the north based on the topography and the soil conditions found on the site.
- Due to the need for retaining walls at the northwest corner of the site, include the lower level or the garage components of the site plan along the northerly portion of site, minimizing grading and removal of materials.
- The area of the site at the southwest corner would be built on a slab and the lower levels of the proposed site plan which will include the basement area, fitness room, game room and electric room would be constructed along the north side of the site.
- The overall square building square footage has decreased by approximately 2,758 square feet.
- The residential component will provide 1 less housing unit and the mix of 1-to-2-bedroom units has been altered.
- The building architectural elevations remain relatively the same.
- There are less stalls proposed to be underground than previously approved. ADA access parking stalls now located outside of building along the southerly property line.
- A new outdoor patio area is now proposed at the northeast corner of the proposed building.
- A 750 square foot rooftop deck (facing north) is proposed.
- The proposed first floor lobby and lounge will move to the center of the proposed building, and access to the residential dwelling units via corridors connecting to entry ways from south (North Country Road), from the north and from the lower-level parking garage.



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- Some of the on-site mechanical equipment has been moved based on the agency of jurisdiction.

A public hearing has been scheduled for February 9, 2023, at 6:30PM at Village Hall second floor Court Room.

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**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:** Site Plan Amendment - parking lot renovation

**Action:** Review revised plans submitted on 12/6/22

TM updated the Planning Board.

Drawings from TOC Architects dated 10/03/2022 and revised drawing received 12/06/22.

Proposed site improvements to approve previous work performed without building permits, site plan application or approval. The entire parking lot was repaved without adequate drainage facilities being provided. Site improvements include retaining walls, grading and drainage. New storm drainage to include direct piping from roof downspouts to leaching pools located around building onsite.

Existing sign should be relocated as it obstructs views for cars turning onto Main Street. The current sign, having been modified since installation and adoption of the current Village sign code, is not code compliant. This will be a condition of the Resolution.

The applicant has met all Village requirements except for the sign.

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**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:** 156 West Broadway PJ LLC

**Contact:** Erik A. Bjorneby, R.A. c/o EAB Architectural Designs PLLC

**Description:** Proposed amendment to an approved site plan dated 11/4/2021.

Modifications include altering the roof and doors on the first floor.

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

**Action:** Consider ARC comments & applicant's resubmission

Present: Erik Bjorneby, RA

- Applicant added a gable roof over the existing flat roof from the previously approved site plan application.
- Applicant reduced the number of doors on the right side of the front elevation.
- Architectural Review Committee reviewed the application and forwarded comments dated 12/20/22 to the Planning Board which were forwarded to the applicant. Based on the ARC's comments the applicant has resubmitted renderings, samples, and responses. The Planning Board requests that the Architectural Review Committee review the revisions.

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**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. Bjorneby, R.A.

**Property Owner:** 111 West Broadway, LLC

**Contact:** Erik A. Bjorneby, R.A.

**Description:** Proposed renovations to existing restaurant with patio and covered areas to outdoor storage.



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**Action:** Staff Update

Present: Erik Bjorneby, RA

EB updated the Planning Board on the status of the application.

Due to the proximity of the project to the Mill Creek the application has been referred to the DEC by the applicant. No comments have yet to be received from the DEC. The Lead Agency for the review has not yet been determined.

The inside buffet addition required the SCHD to be contacted, there have been no comments received from the SCHD to date.

**102 Emerson Street  
Minor Subdivision**

**Application:** #0633-22

**Location:** Corner of Hawthorne St.

**SCTM#:** Sec. 15, Blk. 3 Lot 1 & 11

**Zoning:** R-B2 District

**Applicant:** Donald Nenninger

**Property Owner:** Donald Nenninger

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

**Description:** Proposed minor two lot subdivision to create two properties from a single lot.

TM presented the application.

Drawings dated 07/06/2022 prepared by Hayduk Engineering, LLC.

TM Comments:

- Per Village Zoning Code Section 250 attachment 3 (Bulk and Parking Regulations for Residential Structures) Properties in a R-B2 Zone are required to have a minimum lot size of 20,000 SF. Applicant is proposing subdividing a single lot to two lots of 16,335 SF and 11,979 SF
- Per Village Zoning Code Section 250 attachment 3 (Bulk and Parking Regulations for Residential Structures) Properties in a R-B2 Zone are required to have a minimum rear set yard setback of 30'. Applicant is proposing a rear yard setback on the existing lot of 29.6'



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- Per Village Zoning Code Section 250 attachment 3 (Bulk and Parking Regulations for Residential Structures) Properties in a R-B2 Zone are required to have a minimum lot width of 100'. Applicant is proposing lot width of 81.91' (Preexisting Condition)
- Per Village Zoning Code Section 250 attachment 3 (Bulk and Parking Regulations for Residential Structures) Properties in a R-B2 Zone are required to have a front yard setback of 40'. Applicant is proposing a front yard setback of 26.3' (Preexisting Condition)
- Per Village Zoning Code Section 250 attachment 3 (Bulk and Parking Regulations for Residential Structures) Properties in a R-B2 Zone are required to have a maximum lot coverage of 20%. Applicant is proposing a maximum lot coverage of 20.8%)
- Per Village code Section 220-30 Minor Subdivision plat – C:
  - All on-site sanitation and water facilities shall be designed to meet the minimum specifications of the State Sanitary Code and the Public Health Law, and the endorsement of the Suffolk County Department of Health approving the designs shall appear on the plat.
  - Per Suffolk County Department of Health requirements for minor subdivision existing sanitary system is to be certified and approved. Due to the lot proposed under the 20,000 SF, Pine Barrens credits may be required.
- Applicant is required to file with Suffolk County Real Property (Tax Division) for any subdivision.

BS moved to refer the application to the ZBA for zoning relief, second by LB vote 4-0, unan.

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TM gave project status updates on pending applications.

JR gave an update on the forthcoming proposed changes to Mather/Northwell Hospital project.

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The meeting ended at 7:45PM.

Respectfully submitted, Cindy Suarez  
Secretary to the Planning Board