



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

FEBRUARY 9, 2023
PLANNING BOARD MEETING MINUTES

PRESENT:

R. DiBiase (RD)
G. Anderson (GA)
B. Sabatino (BS)
L. Zimmerman (LZ)
L. Harris (LH)
R. Harris (RH)
J. Sanzano, Village Planner (JS)
T. Murawski, RA (TM)
C. Suarez, Secretary (CS)

ABSENT:

L. Bekofsky (LB)

The Planning Board met at 6:00PM at Village Hall 121 W. Broadway, Port Jefferson, NY 11777

GENERAL BUSINESS:

- BS moved to approve the 1/19/23 draft minutes as amended, GA second, vote 3-0, unan. (LZ absent 1/19/23-no vote).
- Next Planning Board meeting is 3/9/23.
- NYPF Conference is scheduled 4/16/23-4/18/23.
- RH updated the Planning Board on Billie's Saloon 304 Main St. & Conifer II projects.

6:30PM PUBLIC HEARING (stenographer-Jennifer Campbell)

1 North Country Road
Amended Site Development Plan

Application: #0638-22

Location: 1 North Country Road (Former location of the Port Jeff Lobster House)

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

Zoning: General Commercial C-2

Applicant: Port Development, LLC – Contract Vendee

Property Owner: Port Development LLC

Contact: Eric J. Russo, Esq. c/o VanBrunt, Juzwiak and Russo, PC



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Description: The site plan was previously approved by the Planning Board on June 10, 2021, and amended on February 15, 2022. Applicant proposes an amended site plan which reduces the overall square footage and density of the site plan previously approved. Mixed use site development plan comprising 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.

Present: Eric Russo, Esq., Eric Nicosia, RA, Tony Gitto, Rob Gitto.

The Planning Board referred to Staff's 1/17/23 memo.

JS presented the application.

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

Proposed amendments:

- Move the proposed basement from the south to the north due to the topography and the soil conditions found on the site.
- Since there will be retaining walls at the northwest corner of the site, include the lower level of the garage components along the northerly portion to lessen grading and removal of materials.
- The southwest corner would be built on a slab and the lower levels would be built along the north side of the site.
- Overall building square footage has decreased by approximately 2,758 square feet.
- There will be one less apartment and the mix of 1-to-2-bedroom units has also been altered.
- The building elevations remain the same.
- Parking lot configuration is modified but there are less stalls proposed to be underground.
- A new outdoor patio area is proposed at the northeast corner.
- A 750 square foot rooftop deck (facing north) is proposed.
- The first-floor lobby and lounge will move to the center of the building, and access to the apartments via corridors connecting to entry ways from south (North Country Road), from the north and from the lower-level parking garage.
- Some of the mechanical equipment has been moved.



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E. Russo presented the application and submitted "Roof deck and outdoor courtyard rules and regulations" document.

Public comments were heard.

BS moved to close the public hearing, LZ second, vote 4-0, unan.

APPLICATIONS

156 West Broadway Site Plan Amendment

Application: # 0634-22

Location: Vacant delicatessen

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

Zoning: MW-1 Marine Waterfront

Applicant: John & Diana Aronica

Property Owner: 156 West Broadway PJ LLC

Contact: Erik A. Bjorneby, R.A.

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

Action: Review ARC comments

There was no one present for this application.

The applicant submitted a new roof sample on 2/9/23 in response to the ARC's latest comments.

The roof sample will be reviewed by the ARC.

A resolution is to be voted on at the Planning Board's 3/9/23 meeting.



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**205 East Main Street
Site Plan Amendment**

Application: # 0637-22

Location: Port Jefferson Free Library

SCTM: Sec.12, Blk.4, Lot 21

Zoning: Single-Family Residence R-B3

Applicant: Port Jefferson Free Library

Property Owner: Port Jefferson Free Library

Contact: Jaclyn A. Ruggiero, Interior/Architectural Designer c/o BBS Architects,
Landscape Architects & Engineers

Description: Bayles House renovation to young adult library. Applicant proposes to install an above grade insulated/heated enclosure around RPZ located on front lawn (northwest corner). (2/3/22 public hearing, Resolution & Site Plan approval)

Action: Review submission

Present: John Longo, ASLA c/o BBS Architects

JS presented the application and the Planning Board reviewed staff's 1/19/23 memo.

Mr. Longo submitted Site Plan page CS1.01.

The applicant proposes an amendment to the site plan to install a 6" public water service line along the east side of the parcel for fire suppression system and an RPZ valve at the southeast corner of the property at the direction of Suffolk County Water Authority.

Application is a Type 2 Unlisted Action pursuant to SEQRA.

The proposed water service is based on Fire Marshal recommendations for a fire suppression system inside the existing building.

The proposed RPZ valve is based on requirements of Suffolk County Water Authority.

Applicant proposes additional shrubs around the proposed RPZ valve.

Resolution to be prepared for the 3/9/23 Planning Board agenda.



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**114 Thompson Steet
Site Plan Amendment**

Application: # 0636-22

Location: Port Jefferson Free Library

SCTM: Sec.12, Blk.4, Lot 12

Zoning: Single-Family Residence R-B3

Applicant: Port Jefferson Free Library

Property Owner: Port Jefferson Free Library

Contact: James Walsh c/o BBS Architects, Landscape Architects & Engineers

Description: Amendment to 2/3/22 approved Site Plan #0618-21 for outdoor recreation & fitness area for library patrons. Applicant proposes to replace an existing wood retaining wall on the west side of the property to be replaced by a new concrete block retaining wall with a maximum 4' height above finished grade.

Action: Review submission

Present: John Longo, ASLA c/o BBS Architects

JS presented the application and the Planning Board reviewed staff's 1/19/23 memo.

Mr. Longo submitted Site Plan of alignment & schedule plan, page CS2.01 dated October 2022, Revised 10/28/22.

The Planning Board reviewed staff's 1/19/23 memo.

Applicant proposes to replace an existing wood retaining wall on the west side of the property and to replace with a new concrete block retaining wall with a maximum 4' height above finished grade. There is new landscaping proposed.

Application is a Type 2 Unlisted Action pursuant to SEQRA.

The Planning Board requests a steel railing along the top of the retaining wall over 3 feet in height.

Resolution to be prepared for the 3/9/23 Planning Board agenda.



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**128 East Main Street
Site Plan Amendment**

Application: #0524-17

Location: Rustic Bread

SCTM: Sec.12, Blk.2, Lot 23

Zoning: C-1 General Commercial District

Applicant: Gregory Wilson, c/o Woodhull Expediting, Inc.

Property Owner: DPJ HM Owner, LLC

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

Description: Approved Planning Board Resolution October 11, 2018, for an existing 1300 square feet lower-level entry area to be used as a bakery.

Action: At the request of Jim Redfield, Building Inspector, review building permit application drawings of chimney. ARC reviewed and commented.

This application is in the Building Permit stage and has been removed from this agenda.

**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: Approve draft resolution

BS moved to approve the draft resolution as amended, GA second, vote 4-0, unan.

Plans to be prepared for signature at the 3/9/23 Planning Board meeting.

GA moved to adjourn the meeting, BS second, vote 4-0, unan.

Respectfully submitted,
Cindy Suarez
Secretary to the Planning Board