



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

MARCH 9, 2023
PLANNING BOARD MEETING MINUTES

PRESENT:

Ray DiBiase (RD)
Lou Bekofsky (LB)
Barbara Sabatino (BS)
Laura Zimmerman (LZ)
Lisa Harris (LH)
Rich Harris (RH)
Joe Sanzano, Village Planner (JS)
Tom Murawski, RA (TM)
Cindy Suarez, Secretary (CS)

ABSENT:

Gil Anderson (GA)

The Planning Board met at 6:00PM at The Building & Planning Dept., 88 North Country Rd., Port Jefferson, NY 11777

GENERAL BUSINESS:

- BS moved to approve the 2/9/23 draft minutes as amended, LZ second, vote 3-0, unan. (LB no vote absent on 2/9/23)
 - Next Planning Board meeting rescheduled from 4/13/23 to 4/20/23.
 - NYPF Conference is scheduled 4/16/23-4/18/23. Registration is closed.
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APPLICATIONS

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

Description: Amended site plan to allow for a mixed-use site development plan with a building footprint of 13,962 sf comprising of 1,800 sf of ground floor Retail/Office use,



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35 apartment units 29, 1-bedroom and 6, 2-bedroom with 44 parking stalls in a covered garage and on-site surface parking lot.

Action: Approve Resolution & Sign Plans

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

The Planning Board reviewed the amended Resolution dated 3/9/23.

LZ moved to approve the draft resolution, BS second, vote 4-0, unan.

The Chairman signed the approved plans.

Applicant to submit amended construction drawings to the Building Department for review and approval for the building permit.

**1601-1607 Main Street
Site Development Plan**

Application: # 0624-22

SCTM: Sec. 21, Blk. 6, Lots 1, 2,3 and 4

Zoning: C-2 General Commercial

Property Owner: Main Street, LLC c/o Adams & Company Real Estate LLC and **1601** Main Street Corp. c/o Albert Buzzetti and Associates, LLC

Applicant: Port Jefferson Commons, LLC (Member: Conifer Realty, LLC)

Contact: Roger Pine

Description: Demolition of two existing building to permit the construction of a mixed use building with underground parking.

Action: Schedule a public hearing for site plan.

Present: Roger Pine, VP of Development Conifer; Salvatore Cocco, AIA BHC Architects; Kathleen Deegan-Dixon, Esq.

- Applicant revised bedroom counts to 33 (1) Bedroom units and 23 (2) Bedrooms
- ARC was in favor of the project
- Applicant added gym and commercial space
- Planning Department sent out SEQRA request for potential Lead Agents
- Planning Department requested full Civil Engineering Drawings
- Potential to recommend public hearing following the 04/20/2023 meeting
- Planning Board to assume Lead Agency at the 04/20/23 meeting



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**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: Approve Resolution

Present: Cindy Ingraselino, c/o EAB Architectural Designs; John Aronica, Property Owner

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

- Change ARC approved to ARC was in favor of
- Take out item 3 "Prior to issuance of a building permit, the Applicant shall submit a Highway Work Permit from NYS DOT for improvements and road opening along 25A."
- Chairman signed approved plans

**1520 Main Street
Site Plan Amendment & Conditional Use Permit**

Application: # 0639-23

Location: 1520 Main St. (Vacant Little Hong Kong)

SCTM: Sec. 21, Blk. 4, Lot 38

Zoning: C-2 Commercial District

Applicant: Mujibullah Mashriqi

Property Owner: Magdalini Eleftheriadis

Contact: Mujibullah Mashriqi

Description: Proposed takeout food "Halal City"

Action: Introduce application

Present: Mujibullah Mashriqi, Business Owner



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- Applicant's architect to contact Planning Department for a compromise in garbage disposal.
 - Applicant to provide letter to Board of Trustees for relief of VOPJ dumpster code.
 - Public hearing to be held 04/20/2023.
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304 Main Street (TM) Site Plan Amendment

Application: #0616-21

Location: Billie's 1890

SCTM: Sec.12, Blk.7, Lot 33

Zoning: C-1 Commercial

Applicant: Billie Phillips c/o 1890 Inc.

Property Owner: 304 Main St. Inc. c/o Joseph Zangrillo

Contact: Amy DeVito c/o Woodhull Expediting Inc.

Description: Proposed restaurant bar with outdoor dining and awning enclosure

Action: Site Plan approval

Present: Amy DeVito c/o Woodhull Expediting Inc. & Billie Phillips, Business Owner.

- Board approved application.
 - Easement agreement provided.
 - Resolution to be presented 04/20/2023.
 - Applicant to file for Building Permit.
 - Applicant to provide copies of all CO's.
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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



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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 & site plan approval)

Action: Approve Resolution & Chairman to sign approved plans

LB moved to approve the draft Resolution, BS second, vote 4-0, unan.

Approved plans signed by the Chairman.

114 Thompson Street 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: Approve Resolution

LZ moved to approve the draft Resolution, LB second, vote 4-0, unan.

- Applicant to apply for sign permit and sign to conform to sign code.
 - Guarantee of landscaping
 - Plans forthcoming for Chairman signature.
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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 re-submission

There was no one present for this application.

Items/issues to be resolved:

- Site improvements need to be clearly identified.
- Storm water management still not addressed.
- Parking/Site circulation and drop off. Trustee Lauren Sheprow asked if the Planning Board members had looked at similar businesses to observe traffic patterns and suggested that they do so. Applicant to look at alternate methods.
- Fire Alarm/Sprinkler information not provided.
- Noise mitigation to be properly reviewed.
- Impact to the neighboring properties to be reviewed.
- HVAC needs more specific information and conformance to the 2020 NYSBC.
- Pet feeding and watering information to be provided.
- Other items in the staff memo of March 9, 2023

1600 Main Street

Site Plan Amendment & Conditional Use Permit

Application: # 0630-22

Location: 1600 Main St

SCTM: Sec. 21, Blk. 4, Lot 34

Zoning: C-2 Commercial District

Applicant: Esteban Lopez c/o Arquí-Con

Property Owner: Nick Karayiannis

Contact: Esteban Lopez



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Description: Proposed expansion of existing deli

Action: Introduce application

There was no one present for this application.

The Planning Board reviewed the staff report and the May 2022 submitted plans.

- Planning Department to reach out to applicant to indicate the proper size dumpster enclosure and access to the dumpster.
- Code enforcement to review who is using the current dumpster.
- Applicant to provide a record of all approvals and CO's including health department.
- Trustee Lauren Shepro commented that it is helpful if Board of Trustees referrals include photographs.

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: Chairman to sign approved plans

Resolution approved February 9, 2023.

The Chairman signed the approved plans.



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BOT RFERRAL

**101 Hoyt Lane
Bed & Breakfast**

SCTM: Sec. 11, Blk. 1, Lot 13

Zoning: R-B2 Residential

Property Owner: Johnna St. Clair

Applicant: Johnna St. Clair

Description: Proposed Bed & Breakfast

Action: Review and comment as per Village Code §250-57 (E) (2).

Joe Sanzano, Village Planner to send a memo to the applicant with information on how to prepare for presentation for Special Use Permit. The Planning Board issues comments to the Board of Trustee who vote on the Special Use Permits.

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

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Respectfully submitted,
Cindy Suarez
Secretary to the Planning Board