



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

APRIL 20, 2023

PLANNING BOARD MEETING MINUTES

PRESENT:

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

ABSENT:

Lisa Harris (LH)

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

6:00PM GENERAL BUSINESS

- BS moved to approve the 3/9/23 draft minutes as amended, LB second, vote 4-0, unan. (GA no vote absent 3/9/23)
- Next Planning Board meeting/public hearing scheduled for 5/11/23.

The Planning Board prepared for the public hearing.

**75 North Country Road (TM)
Site Plan Amendment**

Application: #0642-23

Location: Mather-Northwell Hospital

SCTM: Sec.17, Blk.3, Lot 3.4

Zoning: P-O Professional-Office

Applicant: Michael Burghardt, Vice President Northwell Health

Property Owner: The John T. Mather Hospital of Port Jefferson, New York, Inc.

Contact: Anthony S. Guardino, Esq.

Description: Proposed temporary entrance to the ambulatory surgery department

Action: Introduce application & schedule public hearing

Present: Courtney Reilly, Director of Land Development c/o VHB Engineering.



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TM presented his staff report and updated the Planning Board.

TM has conducted several site visits for inspections.

TM stated that a phasing logistic plan is forthcoming.

CR presented the application needs to the Planning Board.

CR stated that 27 drywells are to be installed before the temporary entrance is to be constructed.

CR stated that valet parking will be put in place for the temporary entrance to avoid and limit pedestrians walking around the site and that parking calculations met all requirements.

Public Hearing to be held on May 11, 2023.

6:30PM PUBLIC HEARINGS (Stenographer Jennifer Campbell)

1520 Main Street (TM)

Site Plan Amendment & Conditional Use Permit

Application: #0639-22

Location: 1520 Main St., Port Jefferson

SCTM: 0206-0021-004-0038

Zoning: General Commercial C-2

Applicant: Mujibullah Mashriqi, Business Owner

Property Owner: Magdalini E;eftheriadis

Contact: Mujibullah Mashriqi, Business Owner

Description: Applicant proposes a takeout food "Halal City"

Action: Public Hearing

Present: Mujibullah Mashriqi, Business Owner



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The applicant is seeking a Conditional Use Permit for a proposed Halal Take-Out Restaurant where a former Chinese food take-out restaurant was previously in the storefront space.

The applicant provided the location and enclosure details for the dumpster which will enclose "Tote" style garbage cans. The applicant received approval from the Board of Trustees for relief from Village Code 151-21 C (1).

Public comment was heard.

SEQRA: Type II action not subject to review.

BS moved to close the public hearing, LZ second, vote 5-0, unan.

LZ moved to approve the draft resolution for Conditional Use Permit & Site Plan Amendment, LB second, vote 5-0, unan.

**1615 Main Street (JS)
Site Plan Amendment**

Application: #0643-23

Location: 1615 Main St.

SCTM: Sec. 21, Blk. 6, Lots 9.2 & 15.1

Zoning: C-2 General Commercial

Property Owner: Port Jefferson Crossing LLC

Applicant: Port Jefferson Crossing LLC

Contact: Kathleen Deegan Dickson, Esq. c/o Forchelli, Deegan Terrana

Description: Planning Board application #0540-18 granted final site plan approval on 9/17/20, amended on 11/5/20.

Action: Public Hearing to review proposed Site Plan Amendment addressing architectural items that do not conform to the approved plans.

(LB recused).

Present: Kathleen Deegan Dickson, Esq., Mark Owen



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JS introduced the application.

KD gave a presentation on the application.

The existing building currently has a Temporary Certificate of Occupancy.

During final inspection issues were found that needed to be resolved before the final Certificate of Occupancy could be issued.

The projecting window bays protruded above the sidewalk adjacent to the building, which is within the Village right-of-way that encompasses the new Station Street. They do not extend to the ground, creating a hazard.

After meeting with the applicant to discuss the potential hazards identified by the Building Inspector and Planning officials, a plan to address these issues was developed by the applicant and presented to the ARC.

The applicant proposes to construct new landscape planter boxes under the current window wells. In addition, the applicant will extend the sidewalk by removing the decorative brick blocks between the sidewalk and the curb in the areas that the landscape planter box would sit. This will allow for the continuous sidewalk to remain ADA compliant. It will also be necessary to relocate two of the street trees that were planted along Station Street for this site plan. Irrigation to the new landscape planter boxes will be extended underneath the existing irrigation system currently used for the street trees.

The applicant proposes installation of planters measuring 48 inches in length, 24 inches in depth, and 30 inches in height below the projecting bays (bump-outs) and installation of a bollard in front of PVC Pipe, electrical conduit, and gas piping from the building. Sidewalks and plantings to be modified as necessary to maintain consistent sidewalk width of five feet.

The Planning Board requests that bollards must be placed on each side of the PVC pipe, electrical conduit and gas piping coming from the building.

SEQRA: Type II action not subject to review.

There were no public comments.

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

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



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APPLICATIONS

1601-1607 Main Street (JS) 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 buildings to permit the construction of a
a mixed-use building with underground parking.

Action: SEQRA: Motion to Assume Lead Agency

(LB recused)

SEQRA coordination letters completed.

Letters from agencies received showing no objections to the Planning Board assuming
Lead Agency status.

Engineered site plans are forthcoming.

GA moved to assume Lead Agency, BS second, vote 4-0, unan. (LB recused)

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: Woodhull Expediting Inc.

Description: Proposed restaurant bar with outdoor dining and awning enclosure



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Action: Approve draft resolution

Present: None

Draft Resolution presented by TM.

BS moved to approve the draft resolution for a site plan amendment to allow for construction of a raised deck and stairs for outdoor dining, GA second, vote 5-0, unan.

1515 Main Street (TM)
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, indoor public dog park

Action: Review re-submission

Present: Catrina Tedesco, Business Owner, Tom Vulpis, R.A. & Charlie Lefkowitz, Property Owner.

Review revised drawings dated 2/22/22 from Thomas Vulpis Jr, R.A. revised with no date but received on 2/23/23.

TM presented comments to the Planning Board.

Following discussion between the applicant and the applicant's representatives and the Planning Board the following items are to be addressed:

- Full drainage calculations (2" rainfall) for all impervious areas including roof, asphalt, and concrete ETC. Provide an analysis of the existing drainage structure and provide the locations descriptions and details of all underground piping.



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- Site plans for adjacent properties indicating “Borrowed” parking. Plans to include the calculations of parking for the neighboring properties and the excess that is being “Borrowed”. Include a draft legal agreement with the neighboring properties.
- Traffic signage (Right turn only and do not enter) as discussed as well as updated traffic markings.
- Dimensions of the bollard to the concrete retaining wall at the “Pinch” point
- At the area where the platform discharges in the rear on Walnut Street provide description and detail to pave the broken asphalt. Include details on existing railroad tie retaining wall. Include all grading/sloping in all areas.
- Notations that the HVAC, Electric and Fire Alarm will conform to the minimum requirements of the 2020 NYSBC

A public hearing will be scheduled for the tentative date of June 8, 2023, if all items required are submitted by 5/4/23.

A condition of resolution will be noise compliance.

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6 Pilgrim Drive (JS) Tree Clearing & Grading

Application: # 0640-23

Location: 6 Pilgrim Drive

SCTM: Sec. 9, Blk. 4, Lot 9

Zoning: R-B2 Residential

Applicant: Debra Pennell

Property Owner: Debra Pennell

Contact: Debra Pennell

Description: Trees, Grading and Land Clearing as per Village Code Chapter 241 – work completed without permit.

Action: Introduce application

Present: None

November 2022 applicant removed trees for maintenance reasons without a permit.



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The property owner received a violation and is currently in Village Court.

Approximately six trees were removed from the site: four trees in the front and two trees in the rear. Applicant proposes to add three new trees in the front yard.

SEQRA: Type II action not subject to review.

BS moved to approve the draft resolution with the condition that the applicant plants a minimum of three new four-inch maple trees in the front yard with a three-year guarantee, LZ second, vote 5-0, unan.

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1QUINTIN COURT (JS)
Site Development Plan

Application: # 0641-23

Location: 1 Quintin Ct.

SCTM: Section 11, Block 4, Lot 14.1

Zoning: R-B2 Residential District

Applicant: Joshua and Ellen Miller

Property Owner: Joshua and Ellen Miller

Contact: Zachary Dubey, Esq.

Description: Proposed site improvements (existing conditions) to approve previous work that was performed without building permits or a site plan submission or approval. Site improvements include removal and reconstruction of the retaining wall along the westerly rear yard and southerly side yard.

Action: Introduce application & Approve Resolution

Present: Zachary Dubey, Esq. & Joshua Miller, Property Owner

JS presented the application:

An existing retaining wall deteriorated and sunk and collapsed in 2022.

March 15, 2022, the Building Department responded to a call of unpermitted digging in the Village-owned right-of-way in front of the subject lot and issued a "Stop Work Order" and a "Field Appearance Ticket" to the unlicensed contractor.

The property owners took all necessary steps to stabilize the then-partially completed retaining wall.



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The Village Building Inspector could not inspect the work done up to that point, and their engineer certified that emergency work must commence, the property owners entered into a written agreement with the Village, approved by the Village Board, allowing them to complete the work based upon the engineer's certification, providing insurance for the Village, and holding the Village harmless. They submitted proper engineered drawings for the wall, along with their engineer's analysis of the necessary minimum steps needed to stabilize the wall.

Upon review of the submitted survey of the property, the Building Inspector discovered that the original retaining wall did not benefit from a building permit, site plan approval or a variance and it was built within inches of the rear yard property line. The replacement wall was built in the same location. Application was made to the Zoning Board of Appeals for the wall. On 10/7/22 the ZBA granted variances for the retaining wall built within 5" of the rear property line and for the pool equipment installed within 1' of the side yard line.

SEQRA: Type II Action and not subject to review.

Applicant to obtain final inspection by independent licensed professional and proper certificates to be issued by the building inspector.

LZ moved to approve the draft Resolution, LB second, vote 5-0, unan.

The meeting ended at 8:45PM.

Respectfully submitted,
Cindy Suarez
Secretary to the Planning Board and Zoning Boards