



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

MAY 11, 2023
PLANNING BOARD MEETING MINUTES

PRESENT:

Ray DiBiase (RD)
Barbara Sabatino (BS)
Laura Zimmerman (LZ)
Gil Anderson (GA)
Rich Harris (RH)
Tom Murawski, RA (TM)
Cindy Suarez, Secretary (CS)

ABSENT:

Lisa Harris (LH)
Lou Bekofsky (LB)
Joe Sanzano, Village Planner (JS)

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

6:00PM GENERAL BUSINESS

- GA moved to approve the 4/20/23 draft minutes as amended, BS second, vote 4-0, unan.
- Next Planning Board meeting scheduled for 6/8/23.

APPLICATION(s)

111Campbell Street (TM)
Retaining Wall

SCTM: Sec.12, Blk.5, Lot 5.2
Zoning: R-B3 Residential
Applicant: Lorraine Walsh
Property Owner: Lorraine Walsh

Applicant proposes to replace an existing retaining wall with a new retaining wall assembly and configuration. A building permit application was submitted, and the Building Inspector referred to the Planning Board for their review and comments.

Present: Lorraine Walsh

TM introduced the application and supporting documents (Drawings dated 11-23-2022 prepared by Thomas D Reilly, P.E.) to the Board members.



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The documents submitted with the application; survey dated 11-19-2020, topographic survey dated 4-11-2023 and pictures of the existing retaining walls to be removed.

The Planning Board and TM reviewed the submission, and the following was determined:

Per Chapter 129 of the Village of Port Jefferson Code, Village Environmental Quality Review (VQRA), the project is classified as a Type I action per §129-2B (14): "The construction of retaining walls totaling six feet or more in height on any one slope".

The current wall configuration indicates a 6'-6" height at the middle. There are existing railroad tie retaining walls on the same slope. No information on existing wall heights has been provided. The topography shows a total grade change on this slope of 25' within 23' of horizontal distance (an extremely steep slope).

The Planning Board requires the following items to be submitted:

- Applicant's drawings should correctly indicate the full impact of the slope including a full section through the new walls and existing walls. The submitted drawing for the 2 new walls indicates a flat grade at the bottom that differs from the topography indicated on the plan submitted.
- Applicant to provide a full EAF (Full Environmental Assessment Form)

The application will be on the June 8, 2023, agenda pending the submission of the required documents.

6:30PM PUBLIC HEARINGS (Stenographer: Jennifer Campbell)

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.



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Applicant proposes to amend an approved site plan to create a temporary entrance to the Hospital for the duration of construction for the addition to the Hospital (previously approved and permitted).

Present: Anthony Guardino, Esq. and Courtney Reilly, Director of Land Development c/o VHB Engineering.

CR explained the logistics plan to the Board members and the public.

BS shared her experience of a tour of the site and expressed her satisfaction for the proposed work.

RD confirmed with CR that directional signage will be in place.

Public comments were heard.

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

The public hearing closed at 6:55PM.

GA moved to approve the application as presented and to amend the 7/14/22 Planning Board Resolution for an Emergency Department and Surgical Services Expansion and Master Plan to include the site plan amendment presented, BS second, vote 4-0, unan.

The meeting ended at 7:00PM.

Respectfully submitted,

Cindy Suarez

Secretary to the Planning Board and Zoning Boards