



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

SEPTEMBER 14, 2023
PLANNING BOARD MEETING MINUTES

PRESENT:

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

ABSENT:

Lou Bekofsky (LB)
Lisa Harris (LH)
Joe Sanzano (JS)

The Planning Board met at 6:00PM in the 2nd floor court room at Village Hall., 121 West Broadway Port Jefferson, NY 11777.

The meeting was livestreamed and may be viewed the Village's website <https://portjeff.com/public-notices/>

6:00PM GENERAL BUSINESS

- LZ moved to approve the 5/11/23 draft minutes, BS second, vote 4-0, unan. (7/13/23 draft minutes-no vote-Board members absent)
 - SCVOA Training (Riverhead) October 10, 2023, 5:30PM-9:30PM
 - TOB 10/3/23 Public Hearing (Setauket Meadows)
 - Next Planning Board meeting is Thursday October 12, 2023
-

6:30PM PUBLIC HEARING (*Stenographer c/o Accurate Court Reporting*)

700 Beach St.
Site Plan Amendment

Application: # 0645-23

SCTM: Sec.007, Blk.001, Lot 001.1

Zoning: W-P Waterfront-Public Utility District

Applicant: Orsted Wind Power North America LLC

Property Owner: National Grid Generation LLC

Description: The applicant proposes an accessory office land use in conjunction with the applicant's offshore wind farm for electric power generation.

Action: Public Hearing



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.portieff.com

Present: Courtney Riley, Principal Director of Land Development c/o VHB Engineering, Daniella Balsano, Civil Engineer c/o VHB, Jen Garvey c/o Orsted Wind Power North America LLC, John Anzalone, Attorney for Harris Beach PLLC.

CR presented the application.

The subject site is currently the Port Jefferson Power Station for LIPA and PSEG-LI which includes fuel storage, electrical equipment, a pier, bulkhead, and parking facilities.

The applicant proposes an accessory office land use in conjunction with the applicant's offshore wind farm for electric power generation. The applicant wishes to utilize 2,950 square feet of the overall site for improvements and for the applicant's provisions of four (4), eight foot (8') by twenty foot (20'), pre-fabricated office trailers situated along Port Jefferson Harbor for the semi-monthly, sea crew changeover/offshore boarding and alighting of the applicants' operation vessel, which will be docked at the existing pier in connection with the applicants offshore wind farm.

The service operations vessel (SOV) has an approximate beam length of 262 feet, is shorter than the ships of the local ferry fleet (between 280 feet and 300 feet) that accesses the nearby Port Jefferson Ferry facility. The SOV will dock and access the site semi-monthly, between six and twelve hours at a time, but if special services are needed, the SOV could remain at the pier for up to twenty-four hours. The operations consist of loading/unloading supplies at the pier, as well as crew changes.

The applicant has submitted a Traffic Assessment. The crew change, which is expected to happen semi-monthly, will involve 25 – 35 members. Two minibuses/sprinter vans will be used for transporting crew members and will travel through the main gate of the power plant facility off of NYS25A, traveling across the entire property inland, and return the same way. The vehicles will drop off and pick up the crew, but park elsewhere on-site in an already-designated parking area. There will also be a small area to the northwest of the lease area (currently paved) that will allow for the parking of one box truck for deliveries of supplies.

The applicant proposes to replace the existing dead vegetation and the extension of the existing planter box with 16 Emerald Sentinel Eastern Red Cedar, which is an evergreen coniferous tree known for its salt tolerance and use as windbreak screens to help obscure views of the existing gravel area and the new office trailer from off-site viewers from the harborside. There will be a one-year warranty landscape plan.

The Planning Board members asked questions to the applicant and their representatives.



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.portieff.com

The public audience asked questions directed to the applicant and their representatives.

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

The Chairman announced that there will be a 30-day comment period for anyone who would like to submit comments in writing to the Planning Department.

**5 Deerfield Ct.
Site Development Plan
Retaining Wall & Deck**

Application: # 0647-23

SCTM: Sec.14, Blk.5, Lot 45

Zoning: R-B1 Residential District

Applicant: Amelia & Joseph Fontana, Trustees

Property Owner: Giuseppe (aka) Joseph & Amelia Fontana, Trustees

Description: Site Plan application for the repair and replacement of retaining walls including new retaining walls and replacing a wood deck within the rear of the existing residential dwelling.

Action: Amended referral letter of 7/18/23 to the ZBA requesting west side variance.

Present: Amelia Fontana, Property Owner

RH presented the application.

Prior to Planning Board determination, the project requires the following side yard setback area variance pursuant to Village Code:

§250-28. A.(1)(b)[2] Such building shall be set back five feet from any lot line.

(West side yard setback five feet required; 0 feet provided).

The relief outlined above must be granted by the Zoning Board of Appeals prior to further consideration of the application by the Planning Board of the submitted site plan as it does not comply with Village Code as proposed.

RD signed a letter of referral to the Zoning Board of Appeals.



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.portieff.com

99 Pine Hill Rd. (TM)

Tree Clearing Grading & Retaining Wall

Application: # 0632-22

SCTM: Sec.18, Blk.1, Lot 28

Zoning: R-B1 Residential District

Applicant: Leon Shterengas & Larisa Kuznetsova

Property Owner: Leon Shterengas & Larisa Kuznetsova

Description: Removal of approximately 15 trees and replacement of retaining wall

Action: Review submission of 8/18/23

In November 2022 the applicant removed several trees from the property for maintenance reasons. The applicant was issued an appearance ticket. The applicant was told to file a Tree Clearing Application.

Applicant has applied for tree clearing improvements that was performed without prior application or approval. Approximately six trees were removed from the site: four trees in the front yard and two trees in the rear yard. Applicant indicates that trees were ivy covered and leaning over the subject house and neighboring house. Applicant proposes to add three new trees within the front yard but has not specified the type of tree or typical planting size and detail.

Applicant shall provide the following items:

- Revegetation plan
- Erosion control plan

TM to draft a memo to the property owner.

31 Meroke Trail (JS)

Tree Clearing & Grading

Application: # 647-23

SCTM: Sec.10, Blk.1, Lot 13

Zoning: R-B2 Residential District

Applicant: Christopher & Patricia Forte

Property Owner: Christopher & Patricia Forte

Description: Tree Removal & clearing prior to issuance of a permit & proposed grading.

Action: Review Draft Resolution for Tree Clearing & Grading Permit



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.portieff.com

The applicant has applied for tree clearing permit to remove trees close to the house. Remove 7 trees and small brushes and scrape the ground cover adding 60 yards of topsoil material and regrade the property.

- Streetview shows overgrown and unkept vegetation with ivy covered tree trunks.
- Although applicant requested that only 7 trees be removed and the site regraded, field review finds that many more trees have already been removed.
- As can be seen on the field inspection photos, approximately 20+ tree stumps can be counted.
- It appears that the applicant has clear cut the majority of the front and rear yards of the property.
- Applicant shall provide revegetation plan and show what was on the property prior to clearing.

Planning Board summary memo to be drafted to property owner.

.....

415-417 East Main St. (JS)

Site Development Plan & Conditional Use Permit

Application: # 0608-20

Location: 415 & 417 East Main Street

SCTM: Sec.12, Blk.10, Lots 1 and 2.2

Zoning: C-1 Central Commercial District

Applicant: Dominick Parillo

Property Owner: Dominick & Pietro Parillo

Contact: Heather Brin, Architect

Description: Proposed change of use of existing three- story building from commercial use to residential use.

Action: Referral to ZBA

A referral letter to the Zoning Board of Appeals is forthcoming.

.....



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.portieff.com

**Oakwood Rd. (JS)
Site Development Plan**

Application: # 0649-23

Location: Vacant property

SCTM: Sec.6, Blk.1, Lot 1.34

Zoning: R-B1 Residential District

Applicant: Long Island Creative Contracting Inc. c/o Jon Petsco

Property Owner: J&E Associates

Contact: John Petsco

Description: Proposed site work to prepare for future residence on single & separate lot.

Action: Introduce application

The Planning Board reviewed the application and will require the following items to be submitted:

- Clearing limits
- Erosion control plan
- Revegetation plan
- Drainage plan
- Show slope behind retaining wall as per Village Code Flood Damage Prevention section 145-18.

TM to draft a memo to the property owner.

.....

**St Charles Hospital (RH)
Site Plan Amendment**

Application: # 0623-22

Location:200 Belle Terre Rd.

SCTM: Sec.13, Blk.1, Lot 11.2

Zoning: P-O Professional Office

Applicant: Nelson & Pope c/o Karthikeyan Shanmugam, PE

Property Owner: St. Charles Hospital Corp.

Contact: Nelson & Pope c/o Karthikeyan Shanmugam, PE

Description: Proposed building addition to an existing Emergency Department

Action: Review revised bond amount and vote



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.portieff.com

On October 27, 2022, the Planning Board granted final conditional approval of a proposed Site Plan Amendment with the following conditions:

Pursuant to VPJ Code § 250-52C(6), prior to final stamped site plan approval, the applicant shall submit a bond for on-site improvements.

Per VPJ Code §250-52C(6), prior to issuance of a building permit, Applicant shall pay an inspection fee per VPJ Code §250 Attachment 1 (Table of Fees) in the amount of 5% of the value of the required performance bond, or actual cost of inspection.

The Planning Board approved the bond amount of \$4,800,000.00 pursuant to VPJ Code §250-52(C)(6), based upon an itemized cost estimate of \$4,800,000.00 for on-site improvements.

On July 5, 2023, the applicant submitted a written request to the Planning Board seeking a reduction in the approved bond amount.

On July 13, 2023, the Planning Board approved the request and based upon cost estimates submitted by the Applicant, the Planning Department calculated that bond amount could be reduced to \$1,348,180.00.

LZ moved to approve the draft Resolution to amend the final conditional approval of the proposed Site Plan Amendment to reduce the bond amount required by VPJ Code §250-52(C)(6) to \$1,348,180.00, based only upon on-site improvements, BS second, vote 4-0, unan.

.....

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

The meeting ended at 8:15M.

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