



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

OCTOBER 12, 2023
PLANNING BOARD MEETING MINUTES

PRESENT:

ABSENT:

Ray DiBiase (RD)
Gil Anderson (GA)
Barbara Sabatino (BS)
Laura Zimmermann (LZ)
Lou Bekofsky (LB)
Tom Murawski, RA (TM)
Joe Sanzano, Planner (JS)
Cindy Suarez, Secretary (CS)
Drew Biondo, Trustee/Liaison (DB)

The Planning Board met at 6:00PM at the Building & Planning Department located at 88 North Country Road, Port Jefferson, NY 11777.

6:00PM GENERAL BUSINESS

- GA moved to approve the 7/13/23 draft minutes, LB second, vote 3-0, unan. (BS & LZ absent-no vote)
- LZ moved to approve the 9/14/23 draft minutes, BS second, vote 4-0, unan. (LB absent-no vote)
- Next Planning Board meeting is Thursday November 16, 2023

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700 Beach St. (JS)
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 closed on 9/14/23. The 30-day comment period ends 10/14/23.

(LB recused)



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The deadline for public comments to be submitted is 10/14/23.

The Planning Board requests an estimate for landscape design, irrigation, and electricity to set the Bond amount.

The draft resolution to be voted on at the 11/16/23 Planning Board meeting.

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 a single & separate vacant lot.

Action: Review revised plans

At the 9//14/23 meeting the Planning Board requested additional items to be added to the proposed site plan.

The revised plans were submitted electronically on 10/2/23 and in hard copy on 10/12/23.

The erosion control plan was done but the Planning Board still requests the following items to be modified on the proposed site plan:

- Provide limits of clearing
 - Storm water mitigations
 - Guard rails
 - If mature trees cannot be maintained a vegetation plan is to be provided
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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 new submission requested by the Planning Board on 9/14/23.

The revised plans were submitted on 10/10/23 and have not been thoroughly reviewed by staff or the Planning Board. A cursory review indicates that the landscape design falls below the code threshold and a reasonably detailed vegetation plan is required.

A complete review will be done, and correspondence will follow to the landscape designer.

If complete revised plans are submitted two weeks prior to the next meeting on 11/16/23 a draft resolution may be voted on.

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250 East Main St. (JS) Site Plan Amendment

Application: # 0648-23

SCTM: Sec.12, Blk.3, Lot 7

Zoning: C-1 Commercial District

Applicant: Agrino Holdings, LLC c/o Louis Antoniou

Property Owner: Agrino Holdings, LLC c/o Louis Antoniou

Description: Proposed 2nd floor addition over existing 1st floor for (3) one-bedroom apartments. The 2015 approved site plan has expired.

Action: SEQRA update

A coordinated SEQRA review package was distributed to all interested/involved agencies on 9/26/23. The thirty-day comment period ends on 10/26/23. The Planning Board may vote on Lead Agency status at the 11/16/23 meeting.

A Phase one environmental was done in 2013 with a result of no impact and a neg dec. This project proposes two units less than the original proposed plan approved in 2015. The Board is to decide if they want another Phase one to be completed.



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304 Main Street (TM) Site Plan Amendment

Application: #0670-23

Location: Billie's 1890

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

Zoning: C-1 Commercial

Applicant: Barnum Holding Co. LLC c/o Billie Phillips

Property Owner: Barnum Holding Co. LLC c/o Billie Phillips

Contact: Woodhull Expediting Inc. c/o Amy DeVito

Description: Proposed permanent awning over rear deck

Action: Introduce application

Present: Amy DeVito, Expeditor & Billie Phillips, Property Owner

AD explained that the first site plan application included a seasonal outdoor canopy which is now a permanent all year awning.

TM to draft a resolution for the 11/16/23 Planning Board meeting.

224 East Main Street (JS) Conditional Use Permit

Application: # 0650-23

SCTM: Sec. 12, Blk. 3, Lot 13

Zoning: C-1 General Commercial

Property Owner: Aisling Inc. c/o Leo B. Harrington

Applicant: Aisling Inc. c/o Leo B. Harrington

Contact: Leo Harrington

Description: Conditional Use Permit for existing Performing Arts Studio

Action: Introduce application.

The property owner seeks site approval for an existing Performing Arts Studio. The use is a Conditional Use and requires a public hearing. The application was submitted incomplete, and the applicant has received a memo regarding the missing items. If all missing items are submitted two weeks prior to the 11/16/23 meeting the Planning Board will set a public hearing date.



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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 mixed-use building with underground parking.

Action: Engineered plans submitted; schedule public hearing.

(LB recused)

Present: Courtney Riley, Director of Land Development c/o VHB Engineering; Roger Pine, Vice President of Development c/o Conifer; Kathleen Deegan Dixon, Partner c/o Forchelli Deegan Terrana LLP; Kenneth Garvin, AIA c/o BHC Architects; Christiana Kastalek, Environmental Planner c/o VHB Engineering

JS presented a summary of the proposed site plan.

KDD presented the applicant's summary. During the summary KDD noted that the project was being developed as "Affordable" housing, not as "Workforce" housing.

Items of discussion were:

- MTA parking lot: check with the Village Comprehensive Plan and NYS regarding the curb cut on Route 25A/112.
- Parking deficits to be shown on plans; any parking deficits are to be a PILOP request through the BOT or a variance from the ZBA.
- Traffic signal and reverse traffic flow on Perry Street going west exit on Main Street.
- Permanent easements to be drafted due to separate financing and bonds between the two properties (Port Jefferson Crossing and Port Jefferson Commons).
- Loading zones; amount and locations to be verified
- Interior plans with apartment dimensions, check for compliance.
- JS commented that the entire development (all parts of the building) is to be inside the property line. This includes all signage and awnings which are not shown within the boundaries of the property.



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- A logistics plan is requested showing trailer location, material storage, construction worker's parking area.
- It was noted that plans should go to ARC. The Planning Board was advised that it already had. Upon further investigation it was found that this project has not gone to the ARC for review.
- The outside cut out measurements of the green roof are to be shown on the plans.

JS commented that the foundation plan along Perry Street needs to be revised to reflect the 2020 ARC comments and to make sure the plan is consistent with the street scape of the Conifer One project. There should be foundation plantings and cut outs for street trees. The new plans will be sent to the ARC for updated comments.

JS & TM to speak with the Village Highway Superintendent, Steve Gallagher for his comments.

The Planning Board's comments will be forwarded to the applicant. A letter from the applicant submitted at least two weeks before the 11/16/23 Planning Board meeting is required.

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LZ moved to adjourn the meeting at 8:30PM, BS second, vote 4-0, unan.

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