



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

NOVEMBER 16, 2023
PLANNING BOARD MEETING MINUTES

PRESENT:

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

ABSENT:

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

- Introduce the new Director of Building & Planning Department, Andrew Freleng (AF gave a brief introduction)
 - LZ moved to approve the 10/12/23 draft meeting minutes as amended, BS second, vote 5-0, unan.
 - Distribute & discuss the draft 2024 Board Meeting calendar. (The Board agreed-ZBA to review same)
 - The next Planning Board meeting/public hearing(s) is Thursday 1/11/24.
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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. Vote on draft resolution & bond amount.

(LB recused)

The deadline for public comments ended on 10/14/23.

The Planning Board approved the applicant's bond estimate in the amount of \$50,000.00 for landscape design, irrigation, and electricity.

The draft resolution to be amended to include the \$50,000.00 bond amount and \$2500.00 site inspection fee.

BS moved to approve the amended resolution as presented, GA second, vote 4-0, unan.

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

Application: # 0649-23

Location: Vacant property

SCTM: Sec.006, Blk.001, Lot 001.34

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



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the proposed site plan.

The revised plans were submitted on 10/12/23.

LZ moved to approve the draft resolution to include conditions as follows:

- The applicant shall revise the plans to include an on-site stormwater structure or retention area along the north side of the residential dwelling or re-direct the stormwater away from or around the proposed structure.
- Applicant shall obtain all required building permits and all proper inspections and certifications as required by the building inspector.
- Pursuant to §250-52C, the applicant shall submit a Site Improvement Performance Bond in the amount of \$96,525.00 prior to the issuance of a Building Permit.
- Pursuant to §250-52C, the applicant shall submit Inspection Fee in the amount of \$4,826.00 prior to the issuance of a Building Permit.

BS second, vote 5-0, unan.

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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.

LZ moved to approve the draft resolution as amended to include the condition that there be a three-year guarantee of revegetation, LB second, vote 5-0, unan.

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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 ended 10/26/23.

GA moved to adopt Lead Agency pursuant to SEQRA, LZ second, vote 5-0, unan.

**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

BS moved to approve the draft resolution, GA second, vote 5-0, unan.



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5 Deerfield Ct. (JS) Site Development Plan

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: Applicant proposes to replace an existing retaining wall and deck.

Action: Review survey dated 10/19/23 submitted on 11/2/23.

10/26/23 ZBA approved westerly side yard variance for retaining wall.

Refer to ZBA for side yard variance on easterly side of retaining wall.

Present: Amelia & Joseph Fontana & Shane (Mason).

The Planning Board referred the property owner to the ZBA for another variance on the easterly side of the retaining wall.

The Planning Board will recommend that the ZBA Chairman waive the \$300.00 variance fee and amend the original ZBA application to include the easterly side variance. A public Hearing is to be scheduled for 1/26/24. The property owners understand that proper notification (certified mailings & posting of the property) need to be completed.

224 East Main Street (JS) Conditional Use Permit

Application: # 0650-23

Location: Smithtown Performing Arts Center

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: Amy DeVito, President c/o Woodhull Expediting

Description: Conditional Use Permit for Performing Arts Studio

Action: Set public hearing date.

Present: Amy DeVito, Expeditor (AD)

AD stated that she was brought into this application by the property owner midway and



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needs more time to sufficiently complete the submission. The application is not ready for public hearing, new submission documents are forthcoming.

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: Amy DeVito, President c/o Woodhull Expediting

Description: Proposed doggie daycare to include grooming, retail, indoor public dog park

Action: Review re-submission

Present:

Amy DeVito c/o Woodhull Expediting (AD)

Catrina Tedesco & Joseph Piccolo, Earth Dog Inc. Business Owners CT & JP)

Charlie Lefkowitz, Property owner (CL)

TM made a presentation of the 11/16/23 staff report and photographs.

The proposed new use triggers a significant parking calculation increase because of the change of use of the property.

AD to request PILOP from the Village Board of Trustees for the 17 missing parking spaces.

Drainage & driveway issues to be addressed.

Planning Board & TM comments to be forwarded to AD.

CL spoke of his disappointment in the Village's process and requirements.



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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: Schedule public hearing for January 11, 2024.

Public Hearing to be scheduled for 1/11/24 with the understanding that revisions are to be submitted adequately in response to the Planning Board's comments.

Application to be referred to the ARC.

LZ moved to adjourn the meeting at 8:00PM, BS second, vote 4-0, unan.

Respectfully submitted,

Cindy Suarez

Secretary to the Planning Board and Zoning Boards