



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

JUNE 13, 2024
PLANNING BOARD MEETING MINUTES

PRESENT:

Ray DiBiase (RD)
Gil Anderson (GA)
Barbara Sabatino (BS)
Laura Zimmermann (LZ)
Andrew Freleng, Director (AF)
Deirdre Ryan, Sr. Planner (DR)
Tom Murawski, RA (TM)
Cindy Suarez, Secretary (CS)

ABSENT:

Lee Rosner (LR)
Dan Segal (DS)

*The Planning Board met at 6:00PM at Village Hall 121 West Broadway, Port Jefferson, NY 11777.
The meeting was livestreamed on Youtube.com.*

6:00PM GENERAL BUSINESS

- BS moved to approve the 5/9/24 draft minutes as amended, LZ second, vote 4-0, unan.
- The next Planning Board meeting has been rescheduled from 7/11/24. to 7/18/24. The meeting will be held in the dept. of Building & Planning.

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6:30PM PUBLIC HEARING(S) *(Certified Transcript Jennifer Campbell)*

224 East Main Street (DR)
Site Development Plan & Conditional Use Permit

Application: #0650-23

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

Zoning: C-1 Commercial

Property Owner: Aisling, Inc. C/o Leo Harrington

Applicant: Aisling, Inc. C/o Leo Harrington

Contact: Woodhull Expediting LLC, C/o Amy DeVito

Description: The Performing Arts Studio is currently operating on the second floor without proper CO. A conditional use permit from the Planning Board pursuant to Village Code §250-18(B)(11) is required.

Action: Public Hearing 5/9/24 adjourned to 6/13/24.



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Present: Woodhull Expediting LLC, C/o Amy DeVito

AD presented the application.

Staff's 6/12/24 memo was reviewed.

There is an existing CO is for 3-one-bedroom apartments on the third floor, two stores on the second floor, and one office on the basement level (1989).

A Performing Arts Studio is currently operating on the second floor without proper CO.

A conditional use permit from the Planning Board pursuant to Village Code §250-18(B)(11) is required.

The application is a Type 2 Unlisted Action pursuant to SEQRA. The applicant completed the Short Environmental Assessment Form.

The Building Department records reflect no approved site plan nor updated floor plans have been submitted for the change of use even though the Performing Arts Studio has existed at this location for quite some time.

On 5/3/24 a survey dated February 10, 2024, was submitted to the Planning Department.

Building Department records have a CO for "Interior Renovations".

There were no public comments.

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

1515 Main Street (TM)
Site Plan Amendment & Conditional Use Permit

Application: # 0631-22

Location: 1515 Main St (vacant)

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: Woodhull Expediting LLC, C/o Amy DeVito

Description: Proposed pet daycare "Earthdog" to include grooming, retail, indoor public dog park

Action: Public Hearing



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Present: Woodhull Expediting LLC, C/o Amy DeVito & Catrina Tedesco c/o Earth Dog Inc.

Staff's 6/12/24 memo was reviewed.

The application is a Type 2 Unlisted Action pursuant to SEQRA. The applicant completed the Short Environmental Assessment Form.

AD presented the application, and the following items were reviewed.

- Parking – the applicant will pursue PILOP with the Board of Trustees
- Drainage- the applicant agreed to install - underground piping into the drywell.
- Drive aisle – significant grade change applicant agreed to install a guard rail.
- Caution tape and signs to be installed on the existing stoops and platforms along the drive aisle for safety. Reflective tape and bright color (i.e.: orange) paint on the existing stoops and platforms.

Public Comments:

Tara Higgins:

- Parking concern with possible use of Tara Inn parking lot
- Dogs relieving themselves on surrounding properties.
- Drainage issues onto Tara Inn site

AD responded to TH concerns.

Awaiting NYSDOT comments. Applicant has proposed right turns only existing the site onto Main Street.

GA moved to adjourn the public hearing to 7/18/24, BS second, vote 4-0, unan.

WORK SESSION

**116 W. Broadway (DR)
Site Plan Amendment**

Application: #0680-24

SCTM: Sec.12, Blk.1, Lot 3

Zoning: C-1 Commercial District

Applicant: Erik A. Bjerneby, R.A. c/o EAB Architectural Designs, PLLC

Property Owner: West Ferry Office, LLC c/o Frederick A. Hall, VP and GM



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Contact: Erik A. Bjerneby, R.A. c/o EAB Architectural Designs, PLLC

Description: Proposed generator on raised platform at NE corner of property and (4) heat pumps and (1) condenser on the west side of the property.

Action: 4/11/24 agenda, PB requests more information.

Present: Erik A. Bjerneby, R.A. c/o EAB Architectural Designs, PLLC

The application proposes a stucco block enclosure for the generator which will be on a platform and just be under six' in height. The generator is set to be behind the dumpster on the northeast corner of the site. The condensers and heat pump will be on a one' platform along the northwest corner of the building, visible from W. Broadway but only having about 4' of room from the platform to the lot line.

The Planning Board requested the application be reviewed by the Architectural Review Committee for their input on screenings of this mechanical equipment.

**111 West Broadway (TM)
Site Plan Amendment**

Application: # 069-22

Location: Saghar/Curry Club Restaurant

SCTM: Sec.12, Blk.7, Lot 8

Zoning: C-1 Commercial District

Applicant: Erik A. Bjerneby, R.A. c/o EAB Architectural Designs, PLLC

Property Owner: 111 West Broadway, LLC

Contact: Erik A. Bjerneby, R.A. c/o EAB Architectural Designs, PLLC

Description: Proposed renovations to existing restaurant with patio and covered areas to outdoor storage.

Action: Update

Present: Erik A. Bjerneby, R.A. c/o EAB Architectural Designs, PLLC

The 6/10/24 Staff Report 6/10/24 was referred to.

The applicant received a letter of non-jurisdiction from the DEC.

Sewer availability information has been provided.

The Planning Board requests referral to the ARC for comments on the proposed exterior work to include pavers, railing, lighting, decking, etc.



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The Planning Board requests a photometric plan for the exterior lighting to be submitted.

725 Pine Tree Court (DR)
Tree Clearing & Grading

Application: # TCG-0024-24
Location: 725 Pine Tree Court
SCTM: Sec.14, Blk.2, Lot 1
Zoning: District R-B2 Residential
Applicant: Yaohui Shu & Junshan Zhou
Property Owner: Yaohui Shu & Junshan Zhou
Contact: Yaohui Shu & Junshan Zhou
Description: Remove approximately twenty-seven healthy trees over nine” in diameter
Action: Present New application

Present: Yaohui Shu & Junshan Zhou

The applicants submitted a Revegetation and a Clearing Plan at the meeting.

Staff will review internally for a TCG permit.

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 six trees and replacement of retaining wall
Action: Review application

Present: Larisa Kuznetsova, property owner

Applicant seeks approval to remove six trees, replace an existing retaining wall and re-grade.



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The 6/13/24 staff report, and a draft resolution were distributed.

The application is a Type 2 Unlisted Action pursuant to SEQRA. The applicant completed the Full Environmental Assessment Form.

BS moved to assume Lead Agency, LA second, vote 4-0, unan.

The Performance Bond amount will be added to the draft resolution based on the applicant's \$90,000.00 cost of sitework proposed.

Final drawings for the Chairman's signature, a two-year guarantee on all vegetation and the Performance Bond are conditions of the Resolution.

LZ moved to approve the application and draft resolution with conditions, BS second, vote 4-0, unan.

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**33 Pilgrim Dr. (TM)
Tree Clearing Grading & Retaining Wall**

Application: # 0016-23

SCTM: Sec.9, Blk.3, Lot 19

Zoning: R-B2 Residential District

Applicant: Hilda Chan

Property Owner: Hilda Chan

Description: Replacement of existing failing wood retaining wall with a stone retaining wall.

Action: Review new application.

Present: There was no one present.

The 6/13/24 staff report, and draft resolution were distributed.

The application is a Type 2 Unlisted Action pursuant to SEQRA. The applicant completed the Full Environmental Assessment Form.

The Performance Bond amount will be added to the draft resolution based on the applicant's \$15,000.00 cost of sitework proposed.

LZ moved to assume Lead Agency, BS second, vote 4-0, unan.



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LZ moved to approve the application and draft resolution, BS second, vote 4-0, unan.

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

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