



**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](http://www.portieff.com)

**JULY 9, 2020**  
**PLANNING BOARD MEETING AGENDA**  
**Virtual via ZOOM**

*PURSUANT TO THE PROVISIONS of Article XI, Section 250-50 of the Code of Village of Port Jefferson, please take notice that the Planning Board of the Incorporated Village of Port Jefferson will hold a Public Hearing via ZOOM posted live on YouTube on Thursday 7/9/20 at 6:30PM. There will be a pre-hearing work session meeting at 5:00PM.*

*Below is a link to watch a live video of the meeting and public hearing. Public comments may be posted on the link during the public hearing portion of the meeting at 6:30PM. Public comment will be permitted during the public hearing portion of the meeting only. Please include your full name when commenting.*

<https://www.youtube.com/c/IncVillageofPortJeffersonOfficial>

**GENERAL BUSINESS**

- Approve 6/11/20 draft PB minutes
- Next Planning Board Meeting/Public Hearing 7/16/20
- Trustee Report

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**PUBLIC HEARING(S):**

**1615 Main St. (JS)**  
**Site Plan Development**

**Application:** #0540-18

**Location:** Southeastern most lot of Village- North side of LIRR Station and Parking Lot

**SCTM:** Sec.21, Blk.6, Lots 7, 9.2, 9.3 & 15

**Zoning:** C-2 Central Commercial District

**Applicant:** Port Jefferson Crossing c/o Conifer Real Estate Developers

**Property Owner:** Port Jefferson Crossing c/o Conifer Real Estate Developers

**Contact:** Joanna Cuevas, Sr. Project Director c/o Conifer Real Estate Developers

**Description:** Proposed three-story mixed-use building on four contiguous lots on the southeastern-most side of Main Street adjacent to the LIRR station/parking lot. The parcel has 112 LF of frontage on Main Street and proposes 3,200sf of ground floor Retail use and (45) apartment units- 37 (1)-bedroom and 8 (2)-bedroom on a 29,566.88sf (0.68acre) parcel. 48\* parking stalls for the residents and (1) loading space are proposed in a covered, underground garage accessed from a proposed new road, Station Street, that will also provide ingress to the LIRR parking lot and will run one-way east and connect to Oakland Avenue.