



INCORPORATED VILLAGE OF PORT JEFFERSON
Building & Planning Department
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SEPTEMBER 17, 2020
PLANNING BOARD MEETING AGENDA
Virtual via ZOOM

www.portjeff.com/virtualmeetings

5:00PM GENERAL BUSINESS

- Approve 8/20/20 draft minutes
- Next Planning Board Meeting 10/8/20
- Trustee Report

APPLICATIONS

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.

Action: Staff update

Public Hearing opened July 9, 2020, closed August 20, 2020