



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

**SEPTEMBER 9, 2021**  
**PLANNING BOARD MEETING AGENDA**

*The Board will convene at 6:00 pm at Village Hall located at 121 W. Broadway, Port Jefferson. Public hearings are scheduled for 6:30PM. Please note that the Board may add, delete or change the order of applications on the agenda, as it deems appropriate without further notice.*

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**6:00PM GENERAL BUSINESS**

- Approve 7/8/21 draft PB minutes
  - Next Planning Board meeting 10/7/21
  - Trustee report
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**6:30PM PUBLIC HEARING(S)**

**410 Thompson St. (JS)**  
**Minor Subdivision**

**Application:** # 0613-20

**Location:** 410 Thompson Street

**SCTM:** Sec.009, Blk.006, Lot 0032

**Zoning:** Single-Family Residence R-B2

**Applicant:** Michael Watts

**Property Owner:** Michael Watts

**Contact:** Woodhull Expediting, Inc. c/o Amy DeVito

**Description:** Proposed two-lot minor subdivision

**Action:** Public Hearing

(RD recused)

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**WORK SESSION**

**440 Main St. (JS)**

**Site Plan and Conditional Use**

**Application:** # 0537-18

**Location:** West side of Main Street approximately 212 feet north of Barnum Avenue.

**SCTM:** Sec.12, Blk.9, Lot 3

**Zoning:** C-1 Central Commercial District

**Applicant:** Brooks Partners, LLC.

**Property Owner:** Brooks Partners LLC

**Contact:** Rob Gitto c/o Brooks Partners LLC, Property Owner

**Description:** Mixed use building.

**Action:** Resolution amendment to PILOP for one parking space

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**Pine Hill Road (JS)**

**Major Subdivision**

**Application:** # 125-07

**Location:** North side of Pine Hill Road

**SCTM:** Sec.18, Blk.1, Lots 11.1, 11.2, 11.3, 11.4, 11.5 & 11.6

**Zoning:** R-B1

**Applicant:** Gerasimos Inc. c/o Steve Spiliotis

**Property Owner:** Gerasimos Inc

**Contact:** Steve Spiliotis

**Description:** Six Lot major subdivision originally approved in 2010

**Action:** Bond Review

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**75 North Country Rd. (JS)  
Site Development Plan**

**Application:** #0614-21

**Location:** John T. Mather Hospital

**SCTM:** 0206-17-3-3.2

**Zoning:** P-O Professional Office

**Applicant:** Courtney Riley, Director of Land Development c/o VHB Engineering

**Property Owner:** Northwell Health

**Contact:** Farrell Fritz, P.C. Attn: Anthony Guardino, Partner

**Description:** Emergency Dept. & Surgical Services Expansion Master Plan

**Action:** Determine clearing limits/Traffic study

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**156 West Broadway (LR)  
Site Plan Amendment**

**Location:** Vacant building east side of W. Broadway (former deli)

**SCTM:** Sec.11, Blk.3, Lot 20.1

**Zoning:** District

**Applicant:** Diana Aronica

**Property Owner:** Richard Morrison

**Contact:** Erik A. Bjorenby, R.A.

**Description:** Proposed deli on the first floor and site renovations

**Action:** Introduce application

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**206 Bayview Terrace (LR)  
Tree Clearing & Grading**

**Location:** 206 Bayview Terrace

**SCTM:** Sec.11, Blk.3, Lot 7

**Zoning:** R-B2 Residential District

**Applicant:** Adam Rubin

**Property Owner:** Adam Rubin

**Contact:** Scott Accardo c/o Island Design Build Corp.

**Description:** Create two new parking spaces at the street and raise grade to level back yard.

**Action:** Introduce application

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**415-417 East Main St. (LR)  
Site Development Plan & Conditional Use Permit**

**Application:** # 0608-20

**Location:** 415 & 417 East Main Street

**SCTM:** Sec.12, Blk.10, Lots 1 and 2.2

**Zoning:** C-1 Central Commercial District

**Applicant:** Dominick Parillo

**Property Owner:** Dominick & Pietro Parillo

**Contact:** Heather Brin, Architect

**Description:** Proposed change of use of existing three- story building from commercial use to residential use.

**Action:** Preliminary review of application

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