



**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)

**November 4, 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 (when scheduled) are at 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 10/14/21 draft PB minutes
- Next Planning Board meeting TBD
- Trustee Report
- Distribute 2022 Board meeting calendar

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

**Application:** # 0613-20

**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:** Final Conditional Approval

(RD recused)

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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:** Staff update

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**16 Winston Drive (LR)  
TCG (Retaining Wall)**

**Location:** Between Crystal Brook Hollow Rd. & Old Homestead Rd.

**SCTM:** Sec.4, Blk.2, Lot 25

**Zoning:** R-A1 Single Family District

**Applicant:** Angie Wong

**Property Owner:** Angie Wong

**Contact:** Angie Wong

**Description:** Replace existing failing retaining wall along the south side of the driveway

**Action:** Staff update

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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:** Review revised bond estimate & revised proposed Site Plan

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