



**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)

**May 19, 2022**  
**PLANNING BOARD MEETING AGENDA**  
**Virtual via ZOOM**

The Planning Board of the Incorporated Village of Port Jefferson  
Work Session Meeting live via ZOOM Thursday 5/19/22 at 6:00PM.

Below is a link to watch a live video of the meeting.

[www.portjeff.com/virtualmeetings](http://www.portjeff.com/virtualmeetings)

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**GENERAL BUSINESS**

- Next Planning Board meeting is 6/9/22
- Approve the 3/10/22, 4/7/22 & 5/12/22 draft meeting minutes
- Trustee Report

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**APPLICATIONS**

**Jim Tsunis**  
**16 Bayliss Ave.**  
**Presubmission Application**

**Location:** 16 Bayliss Avenue  
**SCTM:** District 220 Sec.137, Blk.01, Lot 002.001  
**Applicant:** AJJ Industrial c/o Jim Tsunis  
**Description:** Proposed change of zone from Industrial to Multi-Family  
**Action:** Review revised proposal and provide comments

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**213 Michigan Ave**  
**Two-Lot Minor Subdivision**

**Application:** # 0625-22  
**Location:** 213 Michigan Avenue  
**SCTM:** Sec.15, Blk.1, Lot 25  
**Zoning:** R-B2 Single Family Residence  
**Applicant:** Andrew Malguarnera, Brookhaven Expeditors  
**Property Owner:** Michael Cseri



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**Contact:** Andrew Malguarnera, Brookhaven Expeditors

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

**Action:** Introduce Sketch Plan

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**1601-1607 Main St. & 2 Perry St.**

**Site Development Plan**

**Application:** # 0624-22

**Location:** 1601-1607 Main St & 2 Perry St.

**SCTM#’s:** 206 Sec.21, Blk.6, Lots 1, 2, 3 and 4

**Zoning:** C-2 Commercial District

**Applicant:** Port Jefferson Commons, LLC (Member: Conifer Realty, LLC)

**Property Owner:** 1605 Main Street LLC c/o Adams & Company Real Estate LLC

**Contact:** David Buttacavoli

**Description:** Demolition of two existing buildings and proposed construction of a three story multi use building with underground parking.

**Action:** Introduce application

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**1303 Main St.**

**Site Plan Amendment**

**Application:** # 0619-22

**Location:** 1303 Main St

**SCTM:** Sec.17, Blk.6, Lot 1

**Zoning:** R-O Residence Office

**Applicant:** 1303 Main LLC

**Property Owner:** 1303 Main LLC

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

**Description:** Parking lot renovation

**Action:** Review revised plans

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**Mather Hospital (JS)**  
**75 North Co. Rd.**  
**Site Plan Amendment**

**Application: # 0614-21**

**Location: 75 North Co. Rd.**

**SCTM: Sec.17, Blk.3, Lot 3.2 & 3.3**

**Zoning: P-O Professional Office**

**Applicant: Mather-Northwell Hospital**

**Property Owner: Mather-Northwell Hospital**

**Contact: Anthony Guardino as Counsel c/o Farrell Fritz, P.C.**

**Description: Emergency Department & Surgical Services Expansion Master Plan**

**Action: Bond estimate & SEQRA**

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