



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

JULY 14, 2022
PLANNING BOARD MEETING AGENDA

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 Inc. Village of Port Jefferson will hold a Work Session Meeting on Thursday July 14, 2022. The Board will convene at 6:00 pm at the Building & Planning Department located at 88 North Country Road, Port Jefferson, NY 11777

Please note that the Board may add, remove, or change the order of applications on the agenda, as it deems appropriate without further notice.

GENERAL BUSINESS

- Approve 5/12/22, 5/19/22 and 6/9/22 draft minutes
- Next Planning Board meeting 9/8/22
- Trustee Report

APPLICATIONS

224 Liberty Ave. (TM)
TC&G

Application: # 0628-22

Location: 224 Liberty Ave

SCTM: Sec.16, Blk.6, Lot 8

Zoning: R-B2 Residential

Applicant: Kim Lehnert

Property Owner: Kim Lehnert

Contact: Kim Lehnert

Description: Three (3) tiered retaining wall assembly and new inground pool.

Action: Introduce application



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**134 Main St. (TM)
Site Plan Amendment**

Application: # 0627-22

Location: 134 Main St. (Prior Mall)

SCTM: Sec.12, Blk.7, Lot 39.2

Zoning: C-1 Commercial District

Applicant: Theresa Livingston c/o The Bar Method

Property Owner: Trylon Associates, Inc.

Contact: Andrew Thomas

Description: Proposed fitness studio "The Bar Method". Partial corridor and three small stores to be combined into a new single space.

Action: Introduce application

**304 Main Street (TM)
Site Plan Amendment**

Application: #0616-21

Location: Billie's 1890

SCTM: Sec.12, Blk.7, Lot 33

Zoning: C-1 Commercial

Applicant: Billie Phillips c/o 1890 Inc.

Property Owner: 304 Main St. Inc. c/o Joseph Zangrillo

Contact: Woodhull Expediting Inc.

Description: Proposed restaurant bar with outdoor dining and awning enclosure

Action: ZBA completed 6/23/22 – Review Site Plan



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135 West Broadway (TM)

Site Plan Amendment

Application: # 0626-22

Location: Peoples United/M&T Bank

SCTM: Sec.12, Blk.7, Lot 13

Zoning: C-1 Commercial District

Applicant: Dan Copeland

Property Owner: M&T Bank/Peoples United Bank/ & Predecessors

Contact: Evelyn Sliwa c/o Scheid Architectural as Agent for RW Drake

Description: Proposed ATM kiosk change out

Action: Introduce application

St Charles Hospital (TM)

Site Plan Amendment

Application: # 0623-22

Location:200 Belle Terre Rd.

SCTM: Sec.13, Blk.1, Lot 11.2

Zoning: P-O Professional Office

Applicant: Nelson & Pope c/o Karthikeyan Shanmugam, PE

Property Owner: St. Charles Hospital Corp.

Contact: Nelson & Pope c/o Karthikeyan Shanmugam, PE

Description: Proposed building addition to an existing Emergency Department

Action: Introduce application



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407 East Main St. (JS)

Site Plan Amendment

Application: #0503-16

Location: Post office

SCTM: Sec.12, Blk.10, Lot 3.3

Zoning: C-1 Central Commercial

Applicant: Colatasti Family L.P.

Property Owner: Colatasti Family L.P.

Contact: John J. Coughlin Ré, Nielsen, Huber & Coughlin, LLP

Description: Applicant requests site plan amendment for existing alterations & parking waiver.

Action: Approve revised drainage plan

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: Approve Resolution



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**1601-1607 Main St. & 2 Perry St. (JS)
Site Development Plan**

Application: # 0624-22

Location: 1601-1607 Main St & 2 Perry St. (SE c/o Main & Perry Sts.)

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 four-story mixed-use building with underground parking.

Action: Application introduced at the 5/19/22 Planning Board meeting. Applicant requests additional comments.

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