



**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)

**AUGUST 24, 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 August 4, 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.*

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**GENERAL BUSINESS**

- Approve 7/14/22 & 8/4/22 draft minutes
- Next Planning Board meeting 9/8/22
- Trustee Report

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**APPLICATIONS**

**Mather-Northwell Hospital**  
**75 North Country Rd.**  
**Site Plan Amendment**

**Application:** # 0614-21  
**Location:** 75 North Country 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



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**Action: 7/14/22 Resolution Condition #3:** Prior to final stamped approval, the Applicant shall submit to the Planning Board, engineered plans and specifications for the poured concrete retaining wall (+5.5' max. ht., 295 LF) proposed along the northern drive aisle and the tiered poured concrete retaining walls between the upper and lower parking fields at the eastern area of the site (lower wall at 5' max. ht., 346 LF, and upper wall at 5' max. ht. and 218LF) for review and approval.

Review retaining wall plans received on 7/29/22 and distributed to the Board members electronically on 7/29/22.

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**134 Main St.  
Site Plan Amendment**

**Application:** # 0627-22

**Location:** 134 Main St.

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

**Zoning:** C-1 Commercial District

**Applicant:** Michael Schwarting

**Property Owner:** Trylon Associates, Inc.

**Contact:** Michael Schwarting

**Description:** Applicant seeks to install an alternate design for the previously approved rooftop screening materials, utilizing a slotted fence rather than an opaque fence.

**Action:** Second referral to ARC or vote to amend approved site plan.