

**Incorporated Village of Port Jefferson**  
**88 North Country Rd. Port Jefferson, N.Y. 11777**  
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## **PUBLIC NOTICE**

FOR RELEASE IN THE January 26, 2023 EDITION LEGAL SECTION OF THE PORT TIMES RECORDS  
NEWSPAPER

### **Inc. Village of Port Jefferson Planning Board**

*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 Incorporated Village of Port Jefferson will hold a Public Hearing on Thursday February 9, 2023 at 6:30PM. (A pre-hearing work session will begin at 6:00PM) in the second-floor court room at Village Hall located at 121 West Broadway, Port Jefferson, NY 11777*

### **1 North Country Road Amended Site Development Plan**

**Application:** #0638-22

**Location:** 1 North Country Road (Former location of the Port Jeff Lobster House)

**SCTM:** 0206-21-3-27, 28 & 29

**Zoning:** General Commercial C-2

**Applicant:** Port Development, LLC – Contract Vendee

**Property Owner:** Port Development LLC

**Contact:** Eric j. Russo, Esq. c/o VanBrunt, Juzwiak and Russo, PC

**Description:** Amended site plan to allow for a mixed-use site development plan with a building footprint of 13,962 sf comprising of 1,800 sf of ground floor Retail/Office use, 35 apartment units 29, 1-bedroom and 6, 2-bedroom with 44 parking stalls in a covered garage and on-site surface parking lot.

*Respectfully Submitted,  
Cindy Suarez,  
Secretary to the Planning & Zoning Boards*