

**Incorporated Village of Port Jefferson**  
**88 North Country Rd. Port Jefferson, N.Y. 11777**  
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**www.portjeff.com**

## **PUBLIC NOTICE**

FOR RELEASE IN THE December 28, 2023, EDITION LEGAL SECTION OF THE PORT TIMES RECORD NEWSPAPER

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

*PURSUANT TO THE PROVISIONS of Article XI, § 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 January 11, 2024 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:*

**1601-1607 Main Street**  
**Site Development Plan**

**Application:** #0645-23

**SCTM:** Sec. 21, Blk.6, Lot(s) 1, 2, 3, and 4

**Zoning:** C-2 Commercial

**Property Owner:** Conifer Realty

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

**Contact:** Kathleen Deegan Dickson, Esq., Forchelli Deegan Terrana, LLP

**Description:** Proposed demolition and redevelopment of the site with a new 60,340 square foot, 3-story, mixed use building. The proposed building consists of a 60 stall below grade vehicular parking lot, first floor non-residential tenant space approximately 2,485 square feet fronting on Main Street and 53 residential units on all three floors. Common areas will be dispersed throughout the proposed building.

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*Respectfully Submitted,*

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

*December 14, 2023*