

Port Jefferson Station Terryville Civic Association

PO Box 371, Port Jefferson Station, NY 11776

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August 11th, 2022

To: Valentin Staller (via email valentin@stallerassociates.com)

Subject: PJSTCA Letter about Proposed Jefferson Plaza complex on Rte. 112, PJS, NY

The Port Jefferson Station Terryville Civic Assoc. has received the preliminary site & elevation drawings of a proposed Jefferson Plaza commercial, apartment complex on Rte. 112 in PJS. The project was presented to the civic members of the PJSTCA at various meetings and discussed & voted on at the July 26th, 2022, civic assoc. meeting. The members present approved this letter to be sent to the owner and town. The proposed construction would require Town approval for the redevelopment of this shopping plaza into both shopping and mult-family apartments with both surface as well as garage parking in Port Jefferson Station. This Civic Association as a practice does not Reject or Accept proposals, but the PJSTCA executive board has voted that it has No Objections to this proposal.

The Civic Association like these following areas of concern to be reviewed while developing this project and work with both the Town and PJSTCA on addressing these issues. The areas of concern are architectural design to fit more in line with hub study while supporting the historical elements and height of structures in the area/hamlet; reduce the 4th floor apartment yet have similar density thru

redesign; and further review the traffic issues this complex will have on adjacent as well as surrounding local streets.

The Civic Association would like to work with the owners on these items and project that would include a community benefit initiative and look forward to the advanced plans for this needed redevelopment of an aging shopping center in the heart of our PJS commercial hub, transit-oriented development area. We would appreciate being kept in the loop with a future presentation as the Architectural/Site drawings are developed and again are presented to the Civic Assoc. as well as Brookhaven Town. We look forward again to working with your group in our Port Jefferson Station Terryville Hamlet.

Respectfully,

Ed Garboski, PJSTCA President (edpjtcivic@aol.com)

Charlie McAteer, PJSTCA Corr. Secy. (cfmcateer@gmail.com)

CC:

PJSTCA Executive Board (via email)

J. Kornreich, Town of Brookhaven Councilperson (via email)

E. Romaine, Town of Brookhaven Supervisor (via email)

D. Lent, Town of Brookhaven Town Clerk (via email)