

**Incorporated Village of Port Jefferson
88 North County Rd. Port Jefferson, N.Y. 11777
Ph (631) 473-4744 Fx (631) 473-2049**

PUBLIC NOTICE

Zoning Board of Appeals

FOR RELEASE IN THE February 11, 2016 EDITION LEGAL SECTION OF THE PORT TIMES RECORD NEWSPAPER

Inc. Village of Port Jefferson Zoning Board of Appeals

PURSUANT TO THE PROVISIONS of Article XI, Section 250-50 of the Code of Village of Port Jefferson, the Zoning Board of Appeals will hold a public hearing on February 25, 2016 at 7:30PM at Village Hall, 121 West Broadway, Port Jefferson, NY 11777. (A pre-hearing work session will begin at 7:00PM)

PUBLIC HEARING

1217 Main St.

Appeal No. # 503-16EG

Location: c/o Main St. & First Ave.

SCTM: Section 17, Block 5, Lot 11.1

Zoning: R-O District

Property Owner: Winters Family Foundation

Applicant: Jimmy Barker c/o Barker Materials LTD

Contact: Campani & Schwarting Architects

Applicant is seeking relief from Village of Port Jefferson Code §250 – 16 Residence-Office R-O District and §250 – 27 Schedules of regulations for the following area variances:

1. Requests 21.8 ft. minimum front yard setback from Main Street where 40 ft. is required.
2. Requests 13,759 sq. ft. lot area where 18,500 is required.
3. Requests 111 ft. lot width where 125 ft. is required.
4. Requests 19.7 ft. side yard where 25 ft. is required.
5. Requests 41.5 ft. cumulative side yard setbacks where 60 ft. is required.
6. Requests parking in a front yard (First Avenue frontage) of a through lot.
7. Requests 12 ft. screening for parking (First Avenue frontage) where 20ft. is required.

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115 Randall Ave.

Appeal No. # 502-16MB

Location: 115 Randall Ave.

SCTM: Section 16, Blk. 1, Lot 9

Zoning: RB-2

Property Owner: Curtiss Durand

Applicant: Curtiss Durand c/o The Treehouse Trust

Contact: JW Consulting c/o John Weis & Tracey Schleske

Applicant is seeking a use variance from Village of Port Jefferson Code §250 – 13 to allow a freestanding recreation room with a bathroom and kitchenette.