



**INCORPORATED  
VILLAGE of PORT JEFFERSON**

121 West Broadway  
Port Jefferson, NY 11777  
Tel. (631) 473-4744 Fax (631) 473-2049  
[www.portjeff.com](http://www.portjeff.com)

Chair  
Mark Brosnan  
Members  
Tracy Stapleton  
Andrew Thomas  
Lou Bekofsky  
Jack Giannola  
(alternate)  
Secretary  
Cindy Suarez

**ZONING BOARD OF APPEALS**  
**AGENDA**

**March 1, 2017**

The Village of Port Jefferson Zoning Board of Appeals meeting will be held at Village Hall, 121 West Broadway, Port Jefferson, N.Y. 11777. A pre-hearing ZBA work session will begin at 7:00PM in the first floor conference room. Public hearings will begin at 7:30PM in the second floor courtroom. A post hearing ZBA work session will convene in the first floor conference room.

*Please note that the Board may add, delete or change the order of applications on the agenda, as it deems appropriate without further notice.*

**7:00PM GENERAL BUSINESS:**

- Trustee Report (BD)
- Staff Report (AL)
- NYPF Conference Saratoga Springs 3/26/16 – 3/28/17 registration due
- Adopt and approve the draft minutes of 12/1/16 & 1/26/17

**7:30PM PUBLIC HEARINGS:**

**1109 Main St.**

**Appeal No. # 510-17**

**Location:** 1109 Main Street, Port Jefferson, NY 11777

**SCTM:** Section 17, Block 1, Lot 24

**Zoning:** R-O

**Property Owner/Applicant:** Mona Rene' Tidwell

Applicant requests a front yard setback of 2.9 feet where by the Incorporated Village of Port Jefferson code section 250-28(A) (b), 5.0 feet are required for an existing shed.



**INCORPORATED  
VILLAGE of PORT JEFFERSON**

121 West Broadway  
Port Jefferson, NY 11777  
Tel. (631) 473-4744 Fax (631) 473-2049  
[www.portjeff.com](http://www.portjeff.com)

Chair  
Mark Brosnan  
Members  
Tracy Stapleton  
Andrew Thomas  
Lou Bekofsky  
Jack Giannola  
(alternate)  
Secretary  
Cindy Suarez

**103 Jefferson Ave.**

**Appeal No. # 511-17JG**

**Location:** 103 Jefferson Ave., Port Jefferson, NY 11777

**SCTM:** Section 15, Block 5, Lot 6

**Zoning:** RB-2

**Property Owner/Applicant:** Pauline M. Negron-Spiller

Applicant requests a front yard setback of thirty two (32) feet where by the Incorporated Village of Port Jefferson code Section 250 Attachment 3:1, Forty (40) feet are required for an extension of front door entrance.