



**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

ZONING BOARD of APPEALS

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

AGENDA

MARCH 24, 2016

The 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:

1. Adopt and approve the draft minutes of 9/17/15 and 2/25/16
2. Trustee Report

7:30PM PUBLIC HEARINGS:

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.

Postponed from 2/25/16



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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.

Postponed from 2/25/16