



**INCORPORATED  
VILLAGE of PORT JEFFERSON**

121 West Broadway  
Port Jefferson, NY 11777  
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Chair  
Mark Brosnan  
Members  
Tracy Stapleton  
Andrew Thomas  
Jack Giannola  
(alternate)  
Secretary  
Cindy Suarez

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

**MAY 19, 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 3/24/16
2. Trustee Report
3. ZBA meeting 6/23/16

**7:30PM PUBLIC HEARINGS:**

**45 PINE HILL RD.**

**Appeal No. # 504-16TS**

**Location:** 45 Pine Hill Rd., Port Jefferson

**SCTM:** Section 18, Block 1, Lot 7

**Zoning:** R-B2 District

**Property Owner:** Maria Devine

**Applicant:** Maria Devine

**Contact:** Nanci Lange, Expeditor

Applicant is seeking relief from Village of Port Jefferson Code §250 – 11C (3) (a) for the following area variances to install a 20 ft. x 34 ft. in-ground swimming pool:

1. Requests 10 ft. minimum side yard setback where 20 ft. are required.
2. Requests 10 ft. minimum rear yard setback where 20 ft. are required.