



**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

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

ZONING BOARD OF APPEALS AGENDA

May 25, 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)
 - Adopt and approve the draft minutes of 3/23/17 & 4/27/17
 - Next ZBA Public hearing 6/22/17
-

7:30PM PUBLIC HEARINGS:

606 Main St.

Appeal No. # 515-17AS

Location: 606 Main St., Port Jefferson, NY 11777

SCTM: Section 16, Block 8, Lot 16

Zoning: R-O Residence Office

Property Owner: Barbara Seeley

Applicant: Derek Wonderland

Contact: Kenneth Van Helden c/o Hawkins Webb Jaeger, Architects

Applicant seeks relief from the Incorporated Village of Port Jefferson Code Section §250 Attachment 2 Bulk and Parking Regulations for Nonresidential and Mixed Use R-O Structures for the following:



**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

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

1. Lot Area- applicant proposes 14,345sf where 18,500sf are required.
2. Lot width- applicant proposes 88.53ft where 125ft are required.
3. Front Yard- applicant proposes 6.2ft where 40ft are required.
4. One Side Yard- applicant proposes 10.1ft where 25ft are required.
5. Both Side Yards- applicant proposes 46.2ft where 60ft are required.

21 Sands Lane

Appeal No. # 514-17TS

Location: 21 Sands La., Port Jefferson, NY 11777

SCTM: Section 5, Block 3, Lot 32

Zoning: RB-1

Property Owner/Applicant: David Baron

Contact: David Baron

Applicant seeks an area variance for an existing utility shed located 4.1 ft. from the side yard property line where 5 ft. are required as per Village Code Section 250-28A (1) (b).

200 East Broadway

Appeal No. # 508-16TS

Location: 200 East Broadway, Port Jefferson, NY 11777

SCTM: Section 8, Block 4, Lot 5.3

Zoning: RB-3

Property Owner/Applicant: Jaeger Realty Holdings LLC

Contact: William L. Jaeger

Applicant is seeking Confirmation of a Nonconforming Use (Certificate of Existing Use) for an "office, barn with apartments and a garage".

Public Hearing opened and closed 12/1/16. 4/27/17 reopened Public Hearing to consider additional testimony from the applicant. Adjourned to 5/25/17.