

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

PUBLIC NOTICE

Zoning Board of Appeals

FOR RELEASE IN THE May 11, 2017 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 May 25, 2017 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

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).

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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:

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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.

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.

Respectfully submitted,
Cindy Suarez, Secretary to the Planning & Zoning Boards
May 5, 2017