



**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  
Dan Russo  
Jack Giannola  
(alternate)  
Secretary  
Cindy Suarez

**ZONING BOARD OF APPEALS AGENDA**

**September 7, 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.*

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**7:00PM GENERAL BUSINESS:**

- Trustee Report (BD)
  - Adopt and approve the draft minutes of 3/23/17, 6/22/17 & 7/27/17
  - 10/26/17 ZBA Meeting
  - Distribute new application(s)
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**7:30PM PUBLIC HEARINGS:**

**Washington Avenue**

**Appeal No. # 519-17MB**

**Location:** Approx. 300 ft. south of the intersection of Old Post Rd. & Washington Ave. on the east side of the road.

**SCTM:** Section 19, Block 2, Lot 2

**Zoning:** RB-2 Residential

**Property Owner:** Cherry Tree Properties Inc.

**Applicant:** Mark Lyon, Agent

Applicant requests the following variances to Inc. Village of Port Jefferson code chapter 250 Attachment 3:1: Single Family residence RB-2 to construct a two story single family residence with basement:



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1. Rear yard setback of 20 feet where 30 feet is required, 33.3% relief.
2. Lot coverage 24% where 20% is required, 20% relief.

**DECISION CALENDAR:**

**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, continued to 6/22/17, adjourned to 7/27/17.