



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

ZONING BOARD OF APPEALS AGENDA

October 26, 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 9/7/17
- 10/30/17 ZBA Meeting
- Distribute new application(s)

7:30PM PUBLIC HEARINGS:

701 Main Street

Appeal No. # 520-17MB

Location: South east corner of the intersection of Main St. with Tuthill St.

SCTM: Section 12, Block 11, Lot 11

Zoning: R-O Residential-Office

Property Owner: William M. Duke & Ann-Margaret Carrozza

Applicant: William M. Duke & Ann-Margaret Carrozza

Contact: John L. Ciarelli, Esq.

Pursuant to the Inc. Village of Port Jefferson code chapter 250 Attachment 2 Bulk and parking Regulations for Nonresidential and Mixed Use R-O Structures the applicant requests the following variances for a proposed mixed use office/residence :



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

1. Lot area, 18,500 sq. ft. required, 6,843 sq. ft. existing
2. Lot width, 125 ft. required, 60.0 ft. existing
3. Corner lot Main Street front yard 40 ft. required, 28.4 ft. existing
4. Corner lot Tuthill Street front yard 40 ft. required, 16.5 ft. existing
5. One side yard, 25 ft. required, 3.4 ft. existing
6. Rear yard 50 ft. required, 42.2 ft. existing

26 Cove Lane

Appeal No. # 523-17TS

Location: Approximately 750 ft. south of the intersection of Cove La. With Old Homestead Rd.

SCTM: Section 5, Block 2, Lot 13

Zoning: R-B2 Residential

Property Owner: Patricia Bernstein

Applicant: Brookhaven Expeditors c/o Andrew Malguarnera

Contact: Andrew Malguarnera

Pursuant to the Inc. Village of Port Jefferson code Section 250-12 and Section 250 Attachment 3 for a rear yard setback for an existing residence addition located 30.1 ft. from the rear property line and an existing deck located 17.1 ft. from the rear property line where 50 feet are required.