

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

*FOR RELEASE IN THE October 12, 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 October 26, 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 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 :

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

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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.

Respectfully submitted,

Cindy Suarez, Secretary to the Planning & Zoning Boards

October 6, 2017