

**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](http://www.portjeff.com)

## **PUBLIC NOTICE**

*FOR RELEASE IN THE November 23, 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 December 7, 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

Section 250-27B:

7. Applicant proposes 2 parking stalls where 5 stalls are required.

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**100, 110 & 112 Thompson Street**

**Appeal No. # 524-17LB**  
**Location:** Corner of Thompson St. & E. Main St.  
**SCTM:** Section 12, Block 4, Lots 9, 10 & 11  
**Zoning:** R-B 3 Residential  
**Property Owner:** Port Jefferson Free Library  
**Applicant:** Port Jefferson Free Library  
**Contact:** Farrell Fritz, P.C. c/o John C. Stellakis, Esq.

As per Village Code Section 250-49 (D) applicant requests a determination as to the nonconforming use status of the premises (Certificate of Existing Use).

**22 Landing Lane**

**Appeal No. # 525-17AT**  
**Location:** 22 Landing La.  
**SCTM:** Section 5, Block 1, Lot 27  
**Zoning:** R-B 2 Residential  
**Property Owner:** Raees Ishtiaque  
**Applicant:** Raees Ishtiaque  
**Contact:** Raees Ishtiaque

As per Village Code Section 250-13 and 250 Attachment 3 applicant requests the following variance reliefs for a proposed attached garage:

1. Proposed single side yard of 17.0 feet where 18 feet required.
2. Proposed two side yards of 36.1 feet where 40 feet required.
3. Proposed front yard setback of 38.5 feet where 40 feet required.

***Respectfully submitted,***  
***Cindy Suarez, Secretary to the Planning & Zoning Boards***      ***November 16, 2017***