



**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
Jack Giannola
(alternate)
Secretary
Cindy Suarez

ZONING BOARD OF APPEALS AGENDA

June 22, 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 & 5/25/17
 - ZBA Public hearing 7/27/17
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7:30PM PUBLIC HEARINGS:

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.

Public Hearing to be adjourned to 7/27/17 at the applicant's request.



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11 Village Woods Rd.

Appeal No. # 517-17LB

Location: 11 Village Woods Rd., Port Jefferson, NY 11777

SCTM: Section 9, Block 3, Lot 53

Zoning: RB-2

Property Owner/Applicant: Diana & Michael Maniscalco

Contact: Michael Maniscalco

Applicant is seeking the following relief from the Village of Port Jefferson Code 250 Attachment 3: 1 Bulk and Parking Regulations for Residential Structures, R-B2 District:

1. Lot width, 100 ft. required, 60.0 ft. proposed, 40% relief.
2. One Side Yard, 18 ft. required, 12.3 ft. proposed, 31% relief.

Distribute new application for 7/27/17 Public Hearing.

Staff update.