



**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**

**April 25, 2018**

The Inc. 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:**

- Introduce Lisa Rickmers, Planner to the Building & Planning Dept. staff
  - Trustee Report (BD)
  - Adopt and approve the draft minutes of 2/15/18
  - 5/24/18 ZBA Meeting moved to 5/31/18
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### **PUBLIC HEARINGS**

#### **34 Roslyn Ct.**

**Appeal No. # 531-18DR**

**Location:** 34 Roslyn Ct.

**SCTM:** Section 10, Block 4, Lot 1.32

**Zoning:** Single-Family Residence R-A1 District

**Property Owner:** Seema & Rahul Bajaj

**Applicant:** Michelle Misciagno c/o Mancini-Mui Architecture.

**Contact:** Michelle Misciagno c/o Mancini-Mui Architecture.

Applicant requests relief of Village of Port Jefferson Code section 250 Attachment 3 for the construction of a residence addition containing a new entry and balcony which creates a combined side yard of 46.9 ft. where 60 ft. of combined yard is required.

(Postponed on 3//22/18)



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**606 Main Street**

**Appeal No. # 534-18LB**

**Location:** 606 Main St. (west side of Main St. south of Liberty Ave. next to USA gas station)

**SCTM:** Section 16, Block 8, Lot 16

**Zoning:** R-O Residence-Office

**Property Owner:** Barbara Seeley

**Applicant:** Barbara Seeley

**Contact:** Ken Van Helden c/o Hawkins Webb Jaeger Architects

Applicant requests area variances from the provisions of the Village of Port Jefferson Code Section 250 Attachment 2 for a proposed wood ramp in the side yard.  
The following reliefs are requested;

1. 9.4 ft. side yard where 25 ft. is required.
2. 45.5 ft. combined side yard where 60 ft. is required.

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**PUBLIC HEARINGS CONTINUED:**

**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:



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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.

(Postponed 12/7/17 to 1/25/18. Public hearing left open on 1/25/18 & 2/15/18. Postponed on 3/22/18)

Public Hearing to be held open until 5/31/18 pending Planning Board's SEQRA determination.

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**250 East Main Street**

**Appeal No. # 526-17TS**

**Location:** 250 East Main St.

**SCTM:** Section 12, Block 3, Lot 7

**Zoning:** C-1

**Property Owner:** Louis Antoniou

**Applicant:** Lisa Harris, Business owner

**Contact:** Lisa Harris, Business owner

Applicant requests an area variance from the provisions of Village of Port Jefferson Code Section 250-18 (B) 9A for a retail food establishment located 140 ft. from the R-O district where a minimum of 200 ft. is required.

(Public Hearing left open on 1/25/18 & 2/15/18. Public hearing postponed on 3/22/18)

Public Hearing to be held open until 5/31/18 pending Planning Board's SEQRA determination.

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