



**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
July 26, 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.

7:00PM GENERAL BUSINESS:

- Adopt & approve the draft minutes 4/25/18, 5/31/18 & 6/21/18
- Trustee Report (BD)
- 9/27/18 Next ZBA meeting

7:30PM PUBLIC HEARINGS:

606 Main Street (Continued)

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;



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

(Postponed on 4/25/18, 5/31/18 & 6/21/18)

Public Hearing to be postponed to 9/27/18 at the applicant's request.

250 East Main Street (Continued)

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, 4/25/18, 5/31/18 & 6/21/18)

Public Hearing to be postponed to 9/27/18 waiting for Planning Board SEQRA determination.

9 Stern Drive

Appeal No. # 540-18

Location: Off Waterview Dr.

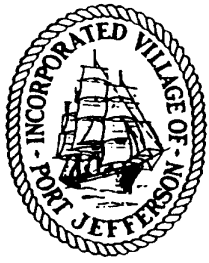
SCTM: Section 4, Block 2, Lot 13

Zoning: R-A1 Single Family Residence

Property Owner: Henry & Cathy Kleitsch

Applicant: Henry & Cathy Kleitsch

Contact: Woodhull Expediting Inc. c/o Amy Devito



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Applicant requests relief from Village of Port Jefferson Code Section 250 Attachment 3 for a second story attached deck maintaining a total side yard of 54.1 feet where 60 feet is required.
