



**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
November 29, 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 6/21/18, 9/27/18 & 10/25/18
- Trustee Report (BD)
- Next ZBA meeting 1/31/19

7:30PM PUBLIC HEARINGS:

200 Washington Ave.

Appeal No. # 543-18

Location: 200 Washington Avenue

SCTM: Section 19, Block 1, Lot 19

Zoning: R-B2 Single Family Residence

Property Owner: Roy Dahl

Applicant: Roy Dahl

Contact: Woodhull Expediting

Applicant requests relief from The Village of Port Jefferson Code for the following:

1. Code Section §250-28 A (a) (b) for an existing shed 10 ft. x 8 ft. located a minimum of 2.3 ft. from the property line where 5 ft. is required.
2. Code Section §250 Attachment 3 for an existing attached wood deck 19 ft. x 37 ft. irregular 10.2 ft. from the rear property line where 30 ft. is required.



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213 Main St.

Appeal No. # 542-18

SCTM: Section 12, Block 3, Lot 3

Zoning: C-1 Commercial

Property Owner: Sterling Brent Real Estate c/o Brent Sterling Nemetz

Applicant: Sterling Brent Real Estate c/o Brent Sterling Nemetz

Contact: Sterling Brent Real Estate c/o Brent Sterling Nemetz

Applicant requests relief from The Village of Port Jefferson Code for the following:

Existing first floor studio apartment +/- 209 sq. ft.

Chapter 161 Housing - (8) maximum occupancy, requires dwelling units subject of Village Code §250-18(F) shall have 400 sq. ft. of habitable space.

Public Hearing to be rescheduled to 1/31/19 due to improper Public Notice, reads:

Location: "West" side of Main Street where it should read "East" side of Main Street.

PUBLIC HEARINGS CONTINUED:

606 Main St.

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 relief from Village of Port Jefferson Code for the following:

Village of Port Jefferson Code Section 250 Attachment 2 for a proposed wood ramp in the side yard.

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

(Public Hearing postponed on 4/25/18, 5/31/18, 6/21/18, 7/26/18, 9/27/18 & 10/25/18).