

**Incorporated Village of Port Jefferson**  
**88 North Country 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 15, 2018 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 November 29, 2018 at 7:30PM at Village Hall, 121 West Broadway, Port Jefferson, NY 11777. (A pre-hearing work session will begin at 7:00PM)*

### **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**

**Location:** West side of Main Street approximately 109 ft. north of East Main St. (rear of building)

**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.

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**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).

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***Respectfully submitted,***

***Cindy Suarez, Secretary to the Planning & Zoning Boards***

***November 8, 2018***