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 11/29/18
- Trustee Report (BD)
- Next ZBA meeting 2/28/19
- NYPF Conference 4/28/19-4/30/19 Lake George

7:30PM PUBLIC HEARINGS:

213 Main St.

**Appeal No. # 542-18**
**Location:** East 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.

123 Arlington Avenue

Appeal No. # 544-18
Location: 123 Arlington Ave.
SCTM: Section 11, Block 2, Lot 2.4
Zoning: R-B2 Single Family Residence
Property Owner: William Snaden
Applicant: William & Kathianne Snaden
Contact: Amy Devito c/o Woodhull Expediting

Applicant seeks to construct an aluminum fence with a maximum height of 6 ft. in the front yard (6 ft. height to be reached at the peak of the gate.)

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

Code Section §250-28 limits the height of fences in the front yard to 3 ft. and requires that said fencing be open wood type construction.