



**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  
January 31, 2019**

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

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**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



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*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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**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.

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