



**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)
Antonio Corcella
(alternate)
Secretary
Cindy Suarez

**ZONING BOARD OF APPEALS AGENDA
September 23, 2021**

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 in the second-floor courtroom. A pre-hearing work session will begin at 6:00PM. Public Hearings will begin at 6:30PM.

Please note that the Board may add, delete or change the order of applications on the agenda, as it deems appropriate without further notice.

6:00PM GENERAL BUSINESS:

- Adopt & approve the draft minutes 6/17/21
 - Trustee Report
 - Next ZBA meeting 10/21/21
-

6:30PM PUBLIC HEARINGS:

117 Campbell St.

SCTM: Sec.12, Blk.5, Lot 6

Zoning: R-B3 Residential District

Property Owner: Peter Bruno Jr Revocable Trust

Applicant: Peter Bruno

Contact: Woodhull Expediting c/o Amy DeVito

Description: Legalize existing 8 ft. x 10 ft. shed in front yard, 9 ft. x 18 ft. wood deck and existing 10.9 ft. x 12.2 ft. greenhouse converted to living space.

Applicant requests relief from the Village Code as follows:

As per Village Code Section §250 Attachment 3; front yard setback of 21.6 ft. where 40 ft. is required.

As per Village Code Section §250-28 (A) (2) 8 ft. x 10 ft. shed forward of the front foundation line where the Code prohibits accessory buildings to project nearer to the street on which the building fronts.



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217 West Broadway

SCTM: Sec.11, Blk.6, Lot 25.1

Zoning: C-1 Commercial & R-B2 Residential Districts

Property Owner: Overbay LLC c/o Demetrius A. Tsunis

Applicant: Demetrius A. Tsunis

Contact: Demetrius A. Tsunis

Description: Applicant requests permission to maintain 46 parking stalls which are undersized as per the Code of the Village of Port Jefferson. Section 250-27D(1)(c) requires that all parking stalls be a minimum width of 9 feet.

Applicant requests to maintain two parking stalls at 7.8 feet in width, four parking stalls at 8 feet in width, one parking stall at 8.3 feet in width, one parking stall at 8.4 feet in width, twelve parking stalls at 8.5 feet in width, one parking stall at 8.6 feet in width, twelve parking stalls at 8.7 feet in width, eleven parking stalls at 8.8 feet in width and two parking stalls at 8.9 feet in width.

1213 Main St.

Appeal No. #562-21

SCTM: Sec. 17, Blk.5, Lots 7 & 8

Zoning: R-O Residential-Office

Property Owner: Barbara and John Grillo

Applicant: J.A.G. Architects c/o John A. Grillo

Contact: John Grillo

Description: OFFICE USE IN R-O ZONING DISTRICT

Applicant has amended their application to eliminate the request for Office Use in the R-O District. Amended on 9/2/2021 to read: Proposed exterior staircase.

Applicant requests a Use Variance to maintain an existing office use in the R-O zone. Section 250-16 allows for One Family Dwellings as a permitted use and as Conditional Uses Two Family Dwellings and Mixed Residential/Office Uses. All other uses are expressly prohibited.

Applicant has amended their application to eliminate the Use Variance Request and is seeking the relief as follows:

Applicant requests permission to construct an exterior staircase on the northwest side of the existing structure which would maintain a single side yard setback of 9.9 feet where Section 250 Attachment 2 of the Code requires 25 feet, and a combined side yard setback of 34.8 feet where Section 250 Attachment 2 of the Code requires 60 feet.



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The applicant also needs relief from Section 250-16B(2)(c) of the Code which reads "no construction shall be undertaken which would result in an increase in the degree of noncompliance with existing bulk regulations for single-family residences in the R-O District". The existing noncomplying single side yard is 12.6 feet, applicant proposes to reduce this to 9.9 feet where 18 feet is required by 250 Attachment 3. The existing noncomplying combined side yard is currently 37.5 feet, applicant proposes to reduce this to 34.8 feet where 40 feet is required by 250 Attachment 3 of the Code of the Village of Port Jefferson.
