



**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
November 18, 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 9/23/21
 - Trustee Report
 - Next ZBA meeting 1/20/22
-

6:30PM PUBLIC HEARINGS:

75 North Country Rd.

SCTM: Sec.17, Blk.3 Lots 3.2 & 3.3,

Zoning: Professional Office P-O District

Property Owner: The John T. Mather Memorial Hospital; of Port Jefferson

Applicant: Glen B. Tilkin c/o Northwell Health

Contact: Farrell Fritz, P.C. c/o Anthony S. Guardino, Partner

Description:

VPJ Code § 241 *Attachment 1* Table 1 Clearing Standards delegates the determination of the clearing percentage in the P-O District to the Planning Board, but in no case shall it be greater than 65%. The application proposes to clear up to 75% of the site's natural vegetation. The Applicant seeks an area variance to extend the limit of clearing that the Planning Board may consider an additional 10% to 75% maximum.



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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:

1) Applicant requests an appeal from the interpretation and determination that Section 250-45D of the Code of the Village of Port Jefferson allows for the issuance of only one Temporary Certificate of Occupancy at the close of a single Building Permit. Said interpretation and determination is set forth in two letters signed by Assistant Village Attorney Alison A LaPointe dated September 28, 2021 and October 15, 2021. Applicant maintains that the correct interpretation of Section 250-45D allows for successive Temporary Certificates of Occupancy to be issued at the discretion of the Building Inspector.

2) Applicant requests permission to maintain existing parking stalls that are smaller than required by Section 250-27D(1)(c). Section 250-27D(1)(c) Size of Spaces reads:
Minimum parking stall width call be nine feet; minimum length shall be 20 feet.

- Three parking stalls are 7.8 feet wide where 9 feet is required.
- Two parking stalls are 7.9 feet wide where 9 feet is required.
- One parking stall is 8.0 feet wide where 9 feet is required.
- Two parking stalls are 8.1 feet wide where 9 feet is required.
- Two parking stalls are 8.2 feet wide where 9 feet is required.
- Three parking stalls are 8.3 feet wide where 9 feet is required.
- Eleven parking stalls are 8.4 feet wide where 9 feet is required.
- Twelve parking stalls are 8.5 feet wide where 9 feet is required.
- Four parking stalls are 8.6 feet wide where 9 feet is required.
- Nine parking stalls are 8.7 feet wide where 9 feet is required.
- Six parking stalls are 8.8 feet wide where 9 feet is required.
- Three parking stalls are 8.9 feet wide where 9 feet is required.