

## PUBLIC NOTICE

FOR RELEASE IN THE November 4, 2021, EDITION LEGAL SECTION OF THE PORT TIMES  
RECORDS NEWSPAPER

### **Inc. Village of Port Jefferson Zoning Board**

*PURSUANT TO THE PROVISIONS of Article XI, Section 250-50 of the Code of Village of Port Jefferson, please take notice that the Zoning Board of Appeals of the Incorporated Village of Port Jefferson will hold a Public Hearing on Thursday 11/18/21 at 6:30PM at Village Hall located at 121 West Broadway, Port Jefferson. (A pre-hearing work session will begin at 6:00PM)*

#### **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

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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 shall 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.

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