



**INCORPORATED
VILLAGE of PORT JEFFERSON**

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June 23, 2022

ZONING BOARD OF APPEALS AGENDA

The Inc. Village of Port Jefferson Zoning Board of Appeals meeting will be held at Village Hall located at 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 4/28/22 draft minutes
 - Trustee Report
 - Next ZBA meeting 7/28/22
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6:30PM PUBLIC HEARINGS:

304 MAIN ST

Appeal No. #569-22

SCTM: Sec.12, Blk.7, Lot 33

Zoning: C-1 Commercial District

Property Owner: 304 Main St. Inc.

Applicant: Billie Phillips

Contact: Woodhull Expediting, Inc. c/o Amy DeVito

The Applicant seeks permission to construct a 32.4' x 18.9' rear deck

Per VPJ Code 250 Attachment 2 Bulk and Parking Regulations for Nonresidential and Mixed-Use R-O Structures:

- The proposed deck and stairs will increase the degree of non-compliance of the existing side yard setback, as the code requires "12 ft. minimum if provided".
 - Applicant requests a 5 ft. rear yard setback where 10 ft. is required.
 - Applicant requests a 2.2 ft. setback from the nearest curb where 12ft. is required.
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