

**Incorporated Village of Port Jefferson**  
**88 North Country Rd. Port Jefferson, N.Y. 11777**  
**Ph. (631) 473-4744 Fax (631) 473-2049**  
www.portjeff.com

## **PUBLIC NOTICE**

FOR RELEASE IN THE June 9, 2022 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 an in-person Public Hearing on Thursday June 23, 2022 at 6:30PM at Village Hall located at 121 West Broadway, Port Jefferson. (A pre-hearing work session will begin at 6:00PM)*

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