



**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
Dan Russo
Antonio Corcella

Secretary
Cindy Suarez

September 22, 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.

6:00PM Work session 6:30PM Public Hearings

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 7/28/22 draft minutes
- Trustee Report
- Next ZBA meeting 10/20/22

6:30PM PUBLIC HEARINGS:

102 HAWTHORNE STREET

Appeal No. #571-22

SCTM: Section 15, Block 3, Lot 12

Zoning: R-B2 Residential District

Property Owner: Paul Ryan & Anastasiya Hozyainova

Applicant: Larry Davis c/o Davis and Prager, P.C.

Contact: Larry R. Davis and Ana Hozyainova

Applicant seeks an area variance from Village Code §250-27(A), Attachment 3, "Bulk and Parking Regulations" to construct an external staircase leading into the existing finished basement within the existing single-family house on the subject site. The applicant seeks to construct



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the staircase leaving a side yard setback of 10 feet, where the minimum side yard setback in the RB-2 Zoning District is 18 feet.

1QUINTIN COURT

Appeal No. #572-22

SCTM: Section 11, Block 4, Lot 14.1

Zoning: R-B2 Residential District

Property Owner: Joshua and Ellen Miller

Applicant: Joshua and Ellen Miller

Contact: Zachary D. Dubey, Esq.

Applicant seeks the following variance:

- (1) An area variance from Village Code §250-28(a)(1)(b)(2) for a pre-existing retaining wall that was rebuilt within 5" of the rear property line of the subject property, where a 5-foot setback is required; and
- (2) An area variance from Village Code §250-28(a)(1)(b)(2) for pool equipment that was installed (pursuant to Building Permit #3966 and benefitting from a Certificate of Compliance issued 10/31/2014) within one foot of the side property line of the subject property, where a 5-foot setback is required.