



**INCORPORATED  
VILLAGE of PORT JEFFERSON**

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Port Jefferson, NY 11777  
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Cindy Suarez

**FEBRUARY 23, 2023  
ZONING BOARD OF APPEALS AGENDA**

*PURSUANT TO THE PROVISIONS of Article XI, §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 February 23, 2023, at 6:30PM at Village Hall located at 121 West Broadway, Port Jefferson. (A pre-hearing work session will begin at 6:00PM)*

*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 1/12/23 draft minutes
- Next ZBA meeting 3/23/23
- NYPF Conference 4/16/23-4/18/23 (Confirm Registration)

**6:30PM PUBLIC HEARING(S):**

**242 East Broadway**

**Appeal No. #578-23**

**SCTM:** 206-009-005-003

**Zoning:** R-B2 Residential District

**Property Owner:** Michelino Puopolo and Elham Safaie

**Applicant:** Joseph Walker c/o Double Check Builders, Inc.

**Contact:** Joseph Walker c/o Double Check Builders, Inc.

**Description:** Applicant requests the following area variances for a proposed one-story rear addition and a framed deck.

1. The required minimum principal side yard setback is 18 feet, and the proposed addition is set back 11.4 feet from the easterly lot line and 10.9 feet from the westerly lot line pursuant to Port Jefferson Village Code Chapter 250, Attachment 3: Bulk and Parking Requirements for Residential Structures.
2. The required minimum total side yard setback is 40 feet and the proposed total side yard setback is 23.3 feet pursuant to Port Jefferson Village Code Chapter 250, Attachment 3: Bulk and Parking Requirements for Residential Structures.