

**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](http://www.portjeff.com)

**PUBLIC NOTICE**

FOR RELEASE IN THE LEGAL SECTION OF THE JUNE 8, 2023 EDITION OF THE PORT TIMES RECORDS  
NEWSPAPER

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

*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 June 22, 2023, at 6:30 PM at Village Hall located at 121 West Broadway, Port Jefferson. (A pre-hearing work session will begin at 6:00PM)*

**217 West Broadway**

**Appeal No. #580-23**

**SCTM: 206-0011-006-0025.1**

**Zoning: C-1 Commercial District**

**Property Owner: Overbay LLC**

**Applicant: Demetrius A. Tsunis**

**Contact: Scott Zamek, Esq.**

**Description:** Applicant seeks two area variances in order to erect a new externally illuminated freestanding ground sign in the C-1 Zoning District in front of existing building

1. §250-31F (1) (b) (2): Freestanding signs and monument signs, including directory signs.  
[2] No free-standing sign shall be permitted in the Village of Port Jefferson unless the entire building to which it relates is set back from its front property line a minimum distance of 25 feet.

The applicant seeks relief from the above-referenced subsection as the proposed freestanding relates to a building which is set back from the property line by 21 feet.

2. §250-31F (1) (b)[4]: Such freestanding sign shall not be erected nearer than six feet to any building nor encroach on any required side yard and shall be set back not less than five feet from all property lines.

The applicant seeks relief from the above-referenced subsection as the proposed freestanding sign will have a setback from the property line of only 2' ½"

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**114 Jones Avenue**

**Appeal No. #582-23**

**SCTM: 206-0016-002-0012**

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**Zoning:** R-B2 Residential District  
**Property Owner:** Michael & Michelle Presta  
**Applicant:** Michael Presta  
**Contact:** Amy DeVito c/o Woodhull Expediting  
**Description:** Existing Pond in front yard through lot

Applicant requests an area variance from the provisions of Village Code Section §250-28 (A) (1) for an existing pond located in the front yard, where accessory structures are only permitted in required side or rear yards.

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### **102 Emerson Street**

**Appeal No.** #583-23  
**SCTM:** 206-0015-003-001 & 0011  
**Zoning:** R-B2 Residential District  
**Property Owner:** Little Harbor Partners LLC c/o Donald Nenninger  
**Applicant:** Little Harbor Partners LLC c/o Donald Nenninger  
**Contact:** Amy DeVito c/o Woodhull Expediting  
**Description:** Proposed minor sub-division

The applicant is currently under Site Plan review for a minor subdivision by the Village of Port Jefferson Planning Board. The project, as proposed, requires the following variances:

- Per Village Zoning Code **§250 Attachment 3 (Bulk and Parking Regulations for Residential Structures)** Properties in an R-B2 Zone are required to have a minimum lot size of **20,000 SF** in area. Applicant is proposing subdividing a single lot into two separate lots, one of which will consist of **16,335 SF (South Lot)**.
- Per Village Zoning Code **§250 Attachment 3 (Bulk and Parking Regulations for Residential Structures)** Properties in an R-B2 Zone are required to have a minimum lot size of **20,000 SF** in area. Applicant is proposing subdividing a single lot into two separate lots, one of which will consist of **11,979 SF (North Lot)**.
- Per Village Zoning Code **§250 attachment 3 (Bulk and Parking Regulations for Residential Structures)** Properties in an R-B2 Zone are required to have a minimum rear yard setback of **30'**. Applicant is proposing a rear yard setback on the existing lot of **29.6' (North Lot)**.
- Per Village Zoning Code **§250 attachment 3 (Bulk and Parking Regulations for Residential Structures)** Properties in a R-B2 Zone are required to have a maximum lot coverage of **20%**. Applicant is proposing a maximum lot coverage of **20.8% (North Lot)**

*Respectfully Submitted,*  
*Cindy Suarez, Secretary to the Planning & Zoning Boards*  
*June 2, 2023*