



**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
Alternate Member
Alexia Poulos

Secretary
Cindy Suarez

**JUNE 22, 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 June 22, 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 3/23/23 & 4/17/23 draft minutes.
- Next ZBA meeting 7/27/23

6:30PM PUBLIC HEARING(S):

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.



**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
Alternate Member
Alexia Poulos

Secretary
Cindy Suarez

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."

114 Jones Avenue

Appeal No. #582-23
SCTM: 206-0016-002-0012
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.

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:



**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
Alternate Member
Alexia Poulos

Secretary
Cindy Suarez

- 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)**