

**Incorporated Village of Port Jefferson**  
**88 North Country Rd. Port Jefferson, N.Y. 11777**  
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## **PUBLIC NOTICE**

### **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 July 27, 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)*

### **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

**Action:** Public Hearing opened on 6/22/23 & adjourned to 7/27/23

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**)
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