



**INCORPORATED
VILLAGE of PORT JEFFERSON**

121 West Broadway
Port Jefferson, NY 11777
Tel. (631) 473-4744 Fax (631) 473-2049
www.portjeff.com

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Mark Brosnan
Members
Tracy Stapleton
Andrew Thomas
Dan Russo
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Alexia Poulos

Secretary
Cindy Suarez

**JULY 27, 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 July 27, 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 & 6/22/23 draft minutes.
- Next ZBA meeting changed from 9/28/23 to 9/21/23

6:30PM PUBLIC HEARING(S):

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:



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- 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)**