



**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

**OCTOBER 26, 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 October 26, 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:

1. Adopt & approve the 3/23/23 & 7/27/23 draft minutes.
2. Next ZBA meeting is 11/30/23.

6:30PM PUBLIC HEARING(S):

5 Deerfield Ct.

Appeal No. #ZB-002-23

SCTM: 206-0014-005-0045

Zoning: R-B1 Residential District

Property Owner: Joseph Fontana Trustee

Applicant: Amelia Fontana, Trustee

Contact: Amelia Fontana, Trustee

Description: Retaining walls

Action: Public Hearing

1. Applicant requests permission to install an accessory retaining wall structure approximately 2 1/2 feet of the westerly side yard. Village Code §250-28.A.(1)(b)[2] requires a 5 feet setback.
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2 Quintin Ct.

Appeal No. #ZB-001-23

SCTM: 206-0011-004-0014.7

Zoning: R-B2 Residential District

Property Owner: Grace & Kenneth Leyhane

Applicant: Grace & Kenneth Leyhane

Contact: Grace & Kenneth Leyhane

Description: Proposed Inground swimming pool.

Action: Public Hearing

1. Village Code §250-11.C.(3) requires a 20 feet setback. Applicant proposes a 9.17-foot setback to the rear (easterly) lot line.
2. Village Code §250-11.C.(3) requires a 20 feet setback. Applicant proposes 5.17-foot setback to the side (northerly) lot line.
3. Village Code §250-28.A.(1) (a) requires not more than 30% aggregate of all accessory structures in rear or side yard. Applicant proposes 33.6% in rear yard.