



**INCORPORATED  
VILLAGE of PORT JEFFERSON**

121 West Broadway  
Port Jefferson, NY 11777  
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[www.portjeff.com](http://www.portjeff.com)

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**Members**  
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Dan Russo  
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**Secretary**  
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**NOVEMBER 30, 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 November 30, 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 10/26/23 draft minutes.
2. Review the 2024 Board meeting calendar.
3. Next ZBA meeting is 1/25/24.

**6:30PM PUBLIC HEARING(S):**

**1 Village Manor Court**

**Appeal No.** #ZB-003-23

**SCTM:** 206-0013-004-0010.2

**Zoning:** R-B2 Residential District

**Property Owner:** Raymond & Doreen DiBiase

**Applicant:** Raymond & Doreen DiBiase

**Contact:** Raymond & Doreen DiBiase

**Description:** Installation of outdoor standby generator in front yard on concrete pad (14" W x 30" H x 7" D).

The Inc. Village of Port Jefferson code Section §250-28 (A) Accessory buildings. (1) An accessory building, containing either passive or active accessory uses, may be located in any required side or rear yard, provided that (a) The aggregate of all accessory buildings, regardless of use, shall not occupy more than 30% of the area in the required rear or side yard.