



**INCORPORATED
VILLAGE of PORT JEFFERSON**

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Chair
Mark Brosnan
Members
Tracy Stapleton
Andrew Thomas
Dan Russo
Antonio Corcella
Alternate Member
Alexia Poulos

Secretary
Cindy Suarez

**APRIL 18, 2024
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 APRIL 18, 2024, at 6:30PM at Village Hall located at 121 West Broadway, Port Jefferson.
(A pre-hearing work session will begin at 6:00PM)*

*The meeting will be livestreamed on the official YouTube channel:
youtube.com/IncVillageofPortJeffersonOfficial*

6:00PM GENERAL BUSINESS:

1. Adopt & approve the 11/30/23 & 1/25/24 draft minutes.
2. The next ZBA meeting is 5/23/24.
3. SCVOA Municipal Training 5/14/24 (Hilton LI-Huntington 5:30PM-9:30PM)
4. Announce new Planning Board Members, Lee Rosner & Dan Segal, alternate member.

6:30PM PUBLIC HEARING:

415-417 East Main Street

Appeal No. #ZB-0004-24
SCTM: 206-0012-0010-001 & 002.2
Zoning: C-1 Central Commercial District
Property Owner: Pietro Parillo
Applicant: Pietro Parillo
Contact: Pietro Parillo
Description: Proposed mixed use apartment building
Action: Public Hearing

The proposed project requires the following variances pursuant to Port Jefferson Village Code:

- §250 Attachment 2 - Bulk and Parking Regulations for Nonresidential – Floor Area Ratio (FAR) 2 required, 2.2 requested.
- §250-18.F.(4).(c).[1] - A lot on which any proposed freestanding apartment(s) is to be constructed shall have a minimum of 40,000 square feet, 5,889.6 square feet requested.
- §250-18.F.(4).(c).[2] - Shall be constructed only on that portion of the district which does not front on Main Street or East Main Street, constructed on Main Street requested.