



**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

**JULY 25, 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 July 25, 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 5/30/24 draft minutes.
2. The next ZBA meeting is to be determined.

6:30PM PUBLIC HEARINGS:

115 Arlington Avenue

Appeal: #ZB-0006-24

SCTM: 206-0011-002-006

Zoning: RB-2 Residential District

Property Owner: Michael Colucci

Applicant: Michael Colucci

Contact: Michael Colucci

Description: Exiting covered patio requires a variance

Action: Public Hearing

Pursuant to Village Code section §250-28 (C) [4], the applicant requests a variance for an active existing accessory building built seven- and one-half feet from the rear property line where 10 feet is required.



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112 Arlington Avenue

Appeal: #ZB-0007-24

SCTM: 206-0011-002-0027

Zoning: RB-2 Residential District

Property Owner: Joseph Dovi

Applicant: Brookhaven Expeditors c/o Andrew Malguarnera

Contact: Brookhaven Expeditors c/o Andrew Malguarnera

Description:

Action: Public Hearing

Pursuant to Village Code section § 250-33. A, the applicant requests the following variances to maintain an existing driveway expansion with a width of 9.6 ft. where 5 ft. is permitted:

Variance#1: (2) All driveways providing access to any lot shall be located entirely on such lot, and no portion of such driveway shall be located upon adjoining lots, in whole or in part.

Constructed driveway is currently being shown as partly on the adjacent property to the north.

Variance#2: (3) (a) Any part of a driveway which is located forward of the front foundation line of a dwelling and forward of a garage may not exceed the width of the garage door by more than five feet and may not be located less than five feet from any side lot line.

Constructed driveway is extending 9.6' at the northwest corner of the garage and 7.6' from the northeast corner of the garage where only a 5' extension is allowed.

Variance#3: (3) (b) Any part of a driveway which is located forward of the front foundation line of a dwelling where there is no garage may not exceed 20 feet in width and may not be located less than five feet from any side lot line.

Constructed driveway is up to and extending further beyond the northern property line where a 5' setback is permitted.