



**INCORPORATED  
VILLAGE of PORT JEFFERSON**

121 West Broadway  
Port Jefferson, NY 11777  
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**ZONING BOARD of APPEALS**

Chair  
Alison LaPointe

Members  
Michael Verruto  
Jack Giannola  
Tracy Stapleton  
Mark Brosnan

Secretary  
Cindy Suarez

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**AGENDA**

**March 24, 2011**

*The Zoning Board of Appeals meeting will be held at Village Hall, 121 West Broadway, Port Jefferson, NY 11777. A pre-hearing ZBA work session will begin at 7:00PM in the first floor conference room of the Village Hall. Public hearings will begin at 7:30PM in the second floor courtroom. A post hearing ZBA work session will convene in the first floor conference room.*

**GENERAL BUSINESS:**

Adopt and approve the minutes of 02/24/11.

**PUBLIC HEARINGS:**

**1. Appeal No. 441-11JG**

**Section 16, Block 2, Lot 18**

**Michael Nelin c/o Nelin Real Estate Management Inc.**

**103 Myrtle Ave.**

Applicant requesting the following area variances for construction of a new building:

1. Requesting lot area of 15, 751 sq ft where 18, 500 sq ft is required.
2. Requesting lot depth of 101.30 ft where 125 ft is required.
3. Requesting lot width of 113.11 ft where 125 is required.
4. Requesting lot coverage of 40% where maximum permitted is 30%.

Adjourn to April 14, 2011

**2. Appeal No. 439-11TS**

**Section 16, Block 8, Lot 27**

**Starr Kole**

**636 Main Street**

Applicant requests the following area variance for a proposed two story open porch:

Requesting a minimum side yard setback of 13 ft 8" where 22 ft is required.

Applicant has requested to withdraw the application.

**3. Appeal No. 438-11MV**  
**Section 8, Block 3, Lot 5**  
**Louis M. Della Rocca c/o John Andrews, Esq.**  
**103 East Main Street**

Applicant requests a Certificate of Existing Use for a four unit apartment building located on the north side of the property.

Cindy Suarez, Secretary, Zoning Board of Appeals

March 24, 2011