



**INCORPORATED
VILLAGE of PORT JEFFERSON**

121 West Broadway
Port Jefferson, NY 11777
Ph. (631) 473-4744 Fx (631) 473-2049
www.portjeff.com

ZONING BOARD of APPEALS

Chair
Mark Brosnan

Members
Jack Giannola
(Alternate)
Tracy Stapleton
Andrew Thomas

Secretary
Cindy Suarez

**3/24/16
ZBA MINUTES**

PRESENT:

Mark Brosnan, Chair
Tracy Stapleton
Andrew Thomas
Jack Giannola (alternate)
Cindy Suarez, Secretary
Neil Thompson, Village Planner
Alison LaPointe, Special Attorney for Building & Planning
Bruce D'Abramo, Trustee, Liaison

ABSENT:

Elisa Gerontianos

The Board convened at 7:00PM in the first floor conference room at Village Hall
121 W. Broadway, Port Jefferson, N.Y. 11777

GENERAL BUSINESS:

Elisa Gerontianos 3/24/16 resignation letter submitted to the Zoning Board of Appeals.

JG moved to approve the 2/25/16 draft minutes, vote unan.

9/17/15 draft minutes to be posted as they are no vote possible (EG needed for vote).

TRUSTEE REPORT:

MTA met with Lawrence Aviation: possible takeover for Railroad station location.

7:30PM PUBLIC HEARINGS:

115 Randall Ave.

Appeal No. # 502-16MB

Location: 115 Randall Ave.

SCTM: Section 16, Blk. 1, Lot 9

Zoning: RB-2

Property Owner: Curtiss Durand

Applicant: Curtiss Durand c/o The Treehouse Trust

Contact: JW Consulting c/o John Weis & Tracey Schleske



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Applicant is seeking a use variance from The Inc. Village of Port Jefferson Code §250 – 13 to allow a freestanding recreation room with a bathroom and kitchenette.

Postponed from 2/25/16

Present: John Weiss c/o JW Consulting for the property owner.

OTR received for not obtaining a rental permit.

1987 CEU reads “Non Confirming Use”.

Cannot expand a non-confirming use.

Residential detached building is not a use.

Public comments: none.

TS moved to close the Public hearing, MB second, vote unan.

1217 Main St.

Appeal No. # 503-16EG

Location: c/o Main St. & First Ave.

SCTM: Section 17, Block 5, Lot 11.1

Zoning: R-O District

Property Owner: Winters Family Foundation

Applicant: Jimmy Barker c/o Barker Materials LTD

Contact: Campani & Schwarting Architects

Applicant is seeking relief from Village of Port Jefferson Code §250 – 16 Residence-Office R-O District and §250 – 27 Schedules of regulations for the following area variances:

1. Requests 21.8 ft. minimum front yard setback from Main Street where 40 ft. is required.
2. Requests 13,759 sq. ft. lot area where 18,500 is required.
3. Requests 111 ft. lot width where 125 ft. is required.
4. Requests 19.7 ft. side yard where 25 ft. is required.
5. Requests 41.5 ft. cumulative side yard setbacks where 60 ft. is required.
6. Requests parking in a front yard (First Avenue frontage) of a through lot.



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7. Requests 12 ft. screening for parking (First Avenue frontage) where 20ft. is required.

Postponed from 2/25/16

TS recused from hearing the application.

JG alternate sits in for TS.

MB moved to re-hear each of six (6) variance requests, AT second, vote unan.

Present: Charles Russo, Atty.

2/21/16 Planning Board letter to ZBA read into transcript by DH.

Mr. Russo requests the current use to be continued as is, first floor office, second floor residence, basement storage. A Board of Trustees waiver has been requested to minimize the regulations for dumpster size.

Public Comments; none.

AT moved to close the Public Hearing, second by JG, vote unan.

Public hearings closed at 8:30PM

The Board moved to the first floor conference room for work session.

1217 Main St.

MB moved to approve seven (7) variances as requested, second by AT, vote unan.

115 Randall Ave.

MB moved to deny the Use variance request as presented, second by TS, vote unan.

Meeting ended 9:00PM.

Respectfully submitted, Cindy Suarez, Secretary