



**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

**5/19/16
ZBA MINUTES**

PRESENT:

Mark Brosnan, Chair
Tracy Stapleton
Andrew Thomas
Cindy Suarez, Secretary
Neil Thompson, Village Planner
Bruce D'Abramo, Trustee, Liaison

ABSENT:

Jack Giannola (alternate)
Alison LaPointe, Special Attorney for Building & Planning

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:

MB moved to approve the 3/24/16 draft minutes, vote unan.

Next ZBA meeting 6/23/16.

TRUSTEE REPORT:

Mayor Garant knocked down part of the vacant hotel located at 201 W. Broadway. New construction forthcoming to be titled "The Shipyard".

Blight study has been conducted to be followed by an urban development study.

MTA studying the use of Lawrence Aviation for possible yard.

MTA's budget includes railroad lot paving.



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7:30PM PUBLIC HEARINGS:

45 PINE HILL RD.

Appeal No. # 504-16TS

Location: 45 Pine Hill Rd., Port Jefferson

SCTM: Section 18, Block 1, Lot 7

Zoning: R-B2 District

Property Owner: Maria Devine

Applicant: Maria Devine

Contact: Nanci Lange, Expeditor

Applicant is seeking relief from Village of Port Jefferson Code §250 – 11C (3) (a) for the following area variances to install a 20 ft. x 34 ft. in-ground swimming pool:

1. Requests 10 ft. minimum side yard setback where 20 ft. are required.

Requests 10 ft. minimum rear yard setback where 20 ft. are required

Public hearings closed at 7:10PM

Present: Nanci Lange, Expeditor

Presentation was made.

Exhibit A: Photos & 3D designs

Exhibit B: 5/22/14 ZBA Minutes

Public comments heard:

Brian Smith, 51 Pine Hill Rd. (eastern property)

Exhibit C: Photos

Exhibit D: Google map ariel

John Smith 51 Pine Hill Rd. (brother of BS)

Dan Farrell 48 Pine Hill Rd.

Barbara Curtis 35 Second Ave. (across street)

TS moved to close the Public Hearing, vote unan.



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

SEQRA: MB moved to classify the action as a Type II unlisted action, adopt a negative declaration, vote unan.

DECISION: MB moved to approve the application; vote 0, opposed – 3
TS moved to deny the application, vote unan.

Meeting ended 9:00PM.

Respectfully submitted, Cindy Suarez, Secretary