



**INCORPORATED  
VILLAGE of PORT JEFFERSON**

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

**ZONING BOARD of APPEALS**

Chair  
Mark Brosnan

Members  
Jack Giannola  
(Alternate)  
Tracy Stapleton  
Andrew Thomas

Secretary  
Cindy Suarez

**6/30/16  
ZBA MINUTES**

**PRESENT:**

Mark Brosnan, Chair  
Tracy Stapleton  
Andrew Thomas  
Neil Thompson, Village Planner

**ABSENT:**

Jack Giannola (alternate)  
A. LaPointe, Special Village Atty. for Building & Planning  
Cindy Suarez, Secretary Planning/Zoning Boards  
Bruce D'Abramo, Trustee, Liaison

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 & 5/19/16 draft minutes, vote unan.

**7:30PM PUBLIC HEARINGS:**

**110 MYRTLE AVE.**

**Appeal No. # 505-16AT**

**Location:** S/E corner of Myrtle Ave. & Main St Rte. 25A

**SCTM:** Section 16, Block 2, Lot 37

**Zoning:** Residence-Office R-O District

**Property Owner/Applicant:** Infant Jesus RC Church

**Contact:** Father Patrick Riegger (Pastor) & Lucy Paplin, facilities manager

Applicant is seeking Confirmation of a Nonconforming Use (Certificate of Existing Use)  
For a three story brick building with covered porch, historically use Church.

Public: None

MB moved to close the hearing, vote unan.

*Certified Transcript*



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**109 MYRTLE AVE.**

**Appeal No. # 506-16MB**

**Location:** 109 Myrtle Ave.

**SCTM:** Section 16, Block 2, Lot 20

**Zoning:** R-B2 District

**Property Owner/Applicant:** John Gavigan, Gavigan Family Irrevocable Trust

**Contact:** Mark Lyon, Expeditor

Applicant is seeking Confirmation of a Nonconforming Use (Certificate of Existing Use) for a two family dwelling with detached frame garage.

Documentation submitted.

Public: None

MB moved to close the hearing, vote unan.

*Certified Transcript*

**DECISIONS:**

**109 Myrtle Ave.**

**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 as presented, vote unan.

**110 Myrtle Ave.**

**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 as presented, vote unan.

*Respectfully submitted, Cindy Suarez, Secretary*