



**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
Lou Bekofsky

Secretary
Cindy Suarez

**March 23, 2017
ZBA Minutes**

PRESENT:

Mark Brosnan, Chair
Lou Bekofsky
Jack Giannola (alternate)
Neil Thompson, Village Planner
Cindy Suarez, Secretary Planning/Zoning Boards
Bruce D'Abramo, Trustee, Liaison

ABSENT:

A. LaPointe, Special Village Atty. for Bldg. & Planning
Andrew Thomas
Tracy Stapleton

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

7:00PM GENERAL BUSINESS

JG moved to approve the 3/1/17 draft minutes, vote unan.

TRUSTEE REPORT

- 3/22/17 (2) Public Hearings regarding increase of capacity at the Lipa Plant were held and well attended.
- BOT meeting forthcoming to vote on piercing the tax cap, a formality, not done in the last seven budgets.

7:30PM PUBLIC HEARINGS

228 East Main St.

Appeal No.: 513-17AT

Location: 228 East Main Street, Port Jefferson, NY 11777

SCTM: Section 12, Block 3, Lot 12

Zoning: C-1

Property Owner: Broadway Tenth Port Jefferson LLC

Applicant: People's United Bank

Contact: Rachel A. Scelfo, Esq.



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Applicant seeking Confirmation of a non-conforming use (CEU) for an existing two-story commercial building.

Present: Timothy Shea, Attorney

Exhibits presented;

Exhibit A: Affidavit by George Davis
Exhibit B: Affidavit by Barbara Cassidy
Exhibit C: Historical photos
Exhibit D: Deeds

Mather House Museum is within 500 ft. of the subject property.

Business license renewed 4/19/16 for 3 years.

Public comments were heard.

Sandra Swenk gave testimony that the subject building existed prior to the incorporation of Village.

7:50PM JG moved to close the Public Hearing, LB second, vote unan.

(Certified Transcript)

DECISION CALENDAR

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

DECISION: JG moved to approve the application as presented, MB second, vote unan.

Meeting ended 8:00PM.

Respectfully submitted, Cindy Suarez, Secretary