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.
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.
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