



**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
Dan Russo

Secretary
Cindy Suarez

**September 7, 2017
ZBA MINUTES**

PRESENT:

Mark Brosnan, Chair
Tracy Stapleton
Andrew Thomas
Lou Bekofsky
Dan Russo
Bruce D'Abramo, Trustee, Liaison
Neil Thompson, Village Planner
Cindy Suarez, Secretary Planning/Zoning Boards

ABSENT:

Jack Giannola (alternate)
A. LaPointe, Sp. Village Atty. Bldg. /Planning

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 TRUSTEE REPORT:

- Ferry project; piers steel replacement in kind
- Jaywalking law has been passed
- Full time ordinance inspector has been hired
- Rocketship park improvements ongoing; lighting, basketball court fence & striping
- Valet parking pilot program has ended

7:30PM PUBLIC HEARINGS:

Washington Avenue

Appeal No. # 519-17MB

Location: Approx. 300 ft. south of the intersection of Old Post Rd. & Washington Ave. on the east side of the road.

SCTM: Section 19, Block 2, Lot 2

Zoning: RB-2 Residential

Property Owner: Cherry Tree Properties Inc.

Applicant: Mark Lyon, Agent



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Applicant requests the following variances to Inc. Village of Port Jefferson code chapter 250 Attachment 3:1: Single Family residence RB-2 to construct a two story single family residence with basement:

1. Rear yard setback of 20 feet where 30 feet is required, 33.3% relief.
2. Lot coverage 24% where 20% is required, 20% relief.

Present: Mark Lyon, Agent

ML made disclosure that the applicant is a corporation and the Village's Building Inspector's daughter will be purchasing the lot to build & live on.

Presentation was made by the agent ML.

Exhibit A: Building plans

7:45PM Chairman called a 5 minute recess to allow the public to view photo display of same like existing homes in the Village.

The Board members proposed questions to the applicant's agent.

Public comments were heard.

TS moved to close the Public Hearing, DR second the motion, vote unan. 5-0.

8:00PM Public Hearing closed.

Certified Transcript



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DECISION CALENDAR:

Washington Avenue

MB moved to approve the application as presented.

Vote: 3-2

MB: Yes TS: No
AT: Yes DR: No
LB: Yes

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200 East Broadway

Public Hearing opened and closed 12/1/16. 4/27/17 reopened Public Hearing to consider additional testimony from the applicant. Adjourned to 5/25/17, continued to 6/22/17, adjourned to 7/27/17.

MB moved to issue a Certificate of Existing Use for an office as it stands under the most recent CO & the most recent survey provided dated 9/23/80 and a garage as per 9/23/80 survey and a barn without apartments as depicted on the 9/23/80 survey.

Vote: 3-1 (Dan R. recused as he was not on the Board at the time of Public Hearing(s).

MB: Yes
LB: Yes
AT: Yes
TS: No

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Meeting ended 11:00PM.

Respectfully submitted, Cindy Suarez, Secretary