



**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

**January 25, 2018
ZBA MINUTES**

PRESENT:

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

ABSENT:

Tracy Stapleton
Jack Giannola, (alternate)

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:

- MB moved to adopt and approve the draft minutes of 12/7/17, vote unan.

TRUSTEE REPORT (BD):

The BOT has hired Land Design Associates to do data collection and prepare traffic configuration at the railroad.

7:30PM PUBLIC HEARINGS:

701 Main Street

Appeal No. # 520-17MB

Location: South east corner of the intersection of Main St. with Tuthill St.

SCTM: Section 12, Block 11, Lot 11

Zoning: R-O Residential-Office

Property Owner: William M. Duke & Ann-Margaret Carrozza

Applicant: William M. Duke & Ann-Margaret Carrozza

Contact: John L. Ciarelli, Esq.

Pursuant to the Inc. Village of Port Jefferson code chapter 250 Attachment 2 Bulk and Parking Regulations for Nonresidential and Mixed Use R-O Structures the applicant requests the following variances for a proposed mixed use office/residence:



**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

1. Lot area, 18,500 sq. ft. required, 6,843 sq. ft. existing
2. Lot width, 125 ft. required, 60.0 ft. existing

3. Corner lot Main Street front yard 40 ft. required, 28.4 ft. existing
4. Corner lot Tuthill Street front yard 40 ft. required, 16.5 ft. existing
5. One side yard, 25 ft. required, 3.4 ft. existing
6. Rear yard 50 ft. required, 42.2 ft. existing

Section 250-27B:

7. Applicant proposes 2 parking stalls where 5 stalls are required.

At the applicant's request Public Hearing was postponed from 12/7/17 to 1/25/18.

Present: John L. Ciarelli, Esq., Ann-Margaret Carrozza & Cecilia Sullivan

Mr. Ciarelli gave presentation.

Exhibits were submitted:

- Ex 1: Affidavit of Cecilia Sullivan
- Ex 2: CEU for single family residence
- Ex 3: 1/19/81 sign permit
- Ex 4: 2007 site plan
- Ex 5: Neighboring properties parking
- Ex 6: Commercial & mixed uses

Public comments were heard from Roger & Alana Corcella 106 Tuthill St.

AT moved to hold the public hearing open to 2/15/18, vote unan. 4-0.



**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

250 East Main Street

Appeal No. # 526-17TS

Location: 250 East Main St.

SCTM: Section 12, Block 3, Lot 7

Zoning: C-1

Property Owner: Louis Antonio

Applicant: Lisa Harris, Business owner

Contact: Lisa Harris, Business owner

Applicant requests an area variance from the provisions of Village of Port Jefferson Code Section 250-18 (B) 9A for a retail food establishment located 140 ft. from the R-O district where a minimum of 200 ft. is required.

Present: Lisa Harris, Business owner

Ms. Harris gave presentation.

Public comment was heard from Arthur Epp, property owner of 240 East Main St.

MB moved to hold the public hearing open to 2/15/18, vote unan. 4-0.

Meeting ended 9:30PM.

Respectfully submitted, Cindy Suarez, Secretary