



**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

**February 15, 2018
ZBA MINUTES**

PRESENT:

Mark Brosnan, Chair
Andrew Thomas
Lou Bekofsky
Dan Russo
Tracy Stapleton
Neil Thompson, Village Planner
Cindy Suarez, Secretary Planning/Zoning Boards

ABSENT:

Jack Giannola, (alternate)
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

7:00PM GENERAL BUSINESS:

- MB moved to adopt and approve the draft minutes of 1/25/18, vote unan.
- Next ZBA meeting 3/22/18.

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.



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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:

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.

(Public Hearing postponed from 12/7/17 to 1/25/18. Public hearing left open on 1/25/18.)

TS moved to hold the Public Hearing open until SEQRA completed, AT second, vote unan. 5-0.

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.

(Public Hearing left open on 1/25/18.)

TS moved to hold the Public Hearing open until SEQRA completed, AT second, vote unan. 5-0.



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207 Sheldrake

Appeal No. # 527-18TS

Location: 207 Sheldrake Ave.

SCTM: Section 11, Block 2, Lot 8

Zoning: Single-Family Residence R-B2 District

Property Owner: Karen E. Irvine

Applicant: Karen E. Irvine

Contact: Amy Devito, c/o Woodhull Expediting, Inc.

Applicant requests determination of nonconforming use, Village of Port Jefferson Code Section §250-49 D (1), to amend Certificate of Existing Use to include garage and second floor apartment.

Present: Amy Devito c/o Woodhull Expediting & Karen Irving, Property Owner

Presentation was given.

Public comments were heard.

Exhibit A: Photos of living space above garage

TS moved to close the Public Hearing, second by AT, vote 5-0 unan.

1031 Main Street

Appeal No. # 528-18LB

Location: 1031 Main St.

SCTM: Section 17, Block 1, Lot 20.2

Zoning: Residence –Office R-O District

Property Owner: 1031 Main Realty LLC

Applicant: Eric Cherches c/o 1031 Main Realty LLC

Contact: Amy Devito, c/o Woodhull Expediting, Inc.

Applicant requests recognition of a nonconforming use, Village of Port Jefferson Code Section §250-38 C., for a freestanding office in the Residence-Office R-O District.

Present: Amy Devito c/o Woodhull Expediting & Eric Cherches, Property Owner



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AT recused from this application because he is the next door neighbor.

MB disclosed that he and the applicant have done business in the past.

Presentation was given.

Public comments were heard.

TS moved to close the Public hearing, LB second, vote 4-0, unan.

56 Old Homestead

Appeal No. # 529-18AT

Location: 56 Old Homestead Rd.

SCTM: Section 6, Block 1, Lot 1.2

Zoning: R-B1

Property Owner: Troy Alix

Applicant: Troy Alix

Contact: Erin Sidaras, Esq. Farrell Fritz, P.C.

Applicant requests relief from provisions of Village of Port Jefferson Code Section §250-11 C (3) (a) for an existing in ground swimming pool located 18.2 ft. from the property line where 20 ft. is required.

Present: John Stelakis & Erin Sidaras c/o Farrell Fritz, P.C. & Scott Resinger, Engineer

Presentation was given.

Exhibit A: Presentation booklet

AT moved to close the Public hearing, TS second, vote 5-0, unan.

*Public Hearings closed 8:30PM
Certified Transcripts*



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DECISIONS

56 Old Homestead

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

AT moved to approve the application with the conditions that a building permit and Certificate of Occupancy be sought, second by MB, vote 5-0, unan.

1031 Main Street

LB moved to approve the application, second by DR, vote 4-0, unan. (AT abstained)

207 Sheldrake

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

TS moved to approve the application, second by AT, Denied by MB, vote 4-1.

Meeting ended 9:30PM.

Respectfully submitted, Cindy Suarez, Secretary