



**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

**October 26, 2017
ZBA MINUTES**

PRESENT:

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

ABSENT:

Jack Giannola (alternate)
A. LaPointe, Sp. Village Atty. Bldg. /Planning
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 3/23/17, vote unan.
- MB moved to adopt and approve the draft minutes of 6/22/17, vote unan.
- AT moved to adopt and approve the draft minutes of 9/7/17, vote unan.

- 11/30/17 meeting moved to 12/7/17.

- Distribute new application(s)

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.

Present: None



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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

Due to an error in the public notice, application has been postponed to 12/7/17 and will be renoticed in the newspaper and certified mailings to neighbors will be resent.

26 Cove Lane

Appeal No. # 523-17TS

Location: Approximately 750 ft. south of the intersection of Cove La. With Old Homestead Rd.

SCTM: Section 5, Block 2, Lot 13

Zoning: R-B2 Residential

Property Owner: Patricia Bernstein

Applicant: Brookhaven Expeditors c/o Andrew Malguarnera

Contact: Andrew Malguarnera

Pursuant to the Inc. Village of Port Jefferson code Section 250-12 and Section 250 Attachment 3 for a rear yard setback for an existing residence addition located 30.1 ft. from the rear property line and an existing deck located 17.1 ft. from the rear property line where 50 feet are required.

Present: Brookhaven Expeditors c/o Andrew Malguarnera

Presentation made by Mr. Malguarnera.

Deck has existed for 15 years since the property was purchased.

Exhibit A: Surveys & CO's from surrounding neighbors.

Public comment: Vincent Ruggerio (neighbor behind subject property), seeks any proposed barriers.



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

Public Hearings closed 7:50PM

Certified Transcript

DECISION CALENDAR:

26 Cove Lane

MB reviewed the 5 criteria with the Board members.

MB moved to approve the application as presented with the recommendation that plantings be added to the rear of the property to screen the rear neighboring property, LB second, vote unan., 5-0.

Meeting ended 8:15PM.

Respectfully submitted, Cindy Suarez, Secretary