



**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

**December 7, 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:

- TS moved to adopt and approve the draft minutes of 10/26/17, vote unan.

TRUSTEE REPORT (BD):

The BOT condemned the property where the diner demolition is located. The Blight & Urban Renewal studies have given the VOPJ rights to condemn.

Ordinance Inspector has issued many violations for illegal signs in the month of November.

School Board Bond vote was denied.

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.

10/26/17 PH postponed to 12/7/17.

Applicant submitted 11/16/17 letter requesting an adjournment from 12/7/17 to 1/25/18.

TS moved to approve the applicant's request for adjournment to 1/25/18, AT second, vote unan.

22 Landing Lane

Appeal No. # 525-17AT

Location: 22 Landing La.

SCTM: Section 5, Block 1, Lot 27

Zoning: R-B 2 Residential

Property Owner: Raees Ishtiaque

Applicant: Raees Ishtiaque

Contact: Raees Ishtiaque

As per Village Code Section 250-13 and 250 Attachment 3 applicant requests the following variance reliefs for a proposed attached garage:

1. Proposed single side yard of 17.0 feet where 18 feet required.
2. Proposed two side yards of 36.1 feet where 40 feet required.
3. Proposed front yard setback of 38.5 feet where 40 feet required.

Present: Raees Ishtiaque, Property Owner.



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Mr. Raees presented the application.

The five variance criteria were discussed.

Public comments were heard.

LB moved to close the Public hearing, second by DR, vote unan.

(Certified Transcript)

100, 110 & 112 Thompson Street

Appeal No. # 524-17LB

Location: Corner of Thompson St. & E. Main St.

SCTM: Section 12, Block 4, Lots 9, 10 & 11

Zoning: R-B 3 Residential

Property Owner: Port Jefferson Free Library

Applicant: Port Jefferson Free Library

Contact: Farrell Fritz, P.C. c/o John C. Stellakis, Esq.

As per Village Code Section 250-49 (D) applicant requests a determination as to the nonconforming use status of the premises (Certificate of Existing Use).

Ms. Stapleton recused herself from this application as a Library Trustee.

Present: Erin Sidaris, PC

Ms. Sidaris gave presentation.

Exhibit A: Presentation booklet

Exhibit B: Affidavits

Public comments were heard.

DR moved to close the Public Hearing, second by LB, vote unan.

(Certified Transcript)



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DECISIONS:

22 Landing Lane

AT moved to approve the application as presented, TS second, vote unan.

100, 110 & 112 Thompson Street

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

LB moved to approve the structure at 100 Thompson Street for Certificate of Existing Use, second by AT, vote unan.

Meeting ended 8:00PM.

Respectfully submitted, Cindy Suarez, Secretary