



**INCORPORATED  
VILLAGE of PORT JEFFERSON**

121 West Broadway  
Port Jefferson, NY 11777  
Ph. (631) 473-4744 Fx (631) 473-2049  
[www.portjeff.com](http://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

**April 25, 2018  
ZBA MINUTES**

**PRESENT:**

Mark Brosnan, Chair  
Lou Bekofsky  
Dan Russo  
Alison LaPointe, Village Atty. for Building/Planning  
Lisa Rickmers, Village Planner  
Cindy Suarez, Sec. Planning/Zoning Boards  
Bruce D'Abramo, Village Trustee/Liaison

**ABSENT:**

Tracy Stapleton  
Andrew Thomas  
Jack Giannola  
Neil Thompson, Village Planner

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:**

- Introduce new Village Planner, Lisa Rickmers
- DR moved to adopt and approve the 2/15/18 draft minutes, MB second, vote unan.
- Next ZBA meeting was moved from 5/24/18 to 5/31/18.

**TRUSTEE REPORT:**

- VOPJ & PSENG agreement in principle because in 2010 when LIPA first applied for reduction the VOPJ offered a 10% reduction. When VOPJ approved the 2018 budget there was a 2% increase to set up a fund to hold on to and try to mitigate power plant deficiate.
  - A Trustee is trying to have the Planning Board's site plan reviews require a Victorian style look in the Village. The BOT requests something in writing which is more specific, detailed & descriptive.
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**7:30PM PUBLIC HEARINGS:**

**34 Roslyn Ct.**

**Appeal No. # 531-18DR**

**Location:** 34 Roslyn Ct.

**SCTM:** Section 10, Block 4, Lot 1.32

**Zoning:** Single-Family Residence R-A1 District

**Property Owner:** Seema & Rahul Bajaj

**Applicant:** Michelle Misciagno c/o Mancini-Mui Architecture.

**Contact:** Michelle Misciagno c/o Mancini-Mui Architecture.

Applicant requests relief of Village of Port Jefferson Code section 250 Attachment 3 for the construction of a residence addition containing a new entry and balcony which creates a combined side yard of 46.9 ft. where 60 ft. of combined yard is required.

(Postponed on 3//22/18)

Present: Mark Mancini, Project Designer of Mancini-Mui Architecture

Certified mail receipts were submitted.

Presentation given.

No public comments.

LB moved to close the Public Hearing, DR second, vote unan. 3-0.

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**606 Main Street**

**Appeal No. # 534-18LB**

**Location:** 606 Main St. (west side of Main St. south of Liberty Ave. next to USA gas station)

**SCTM:** Section 16, Block 8, Lot 16

**Zoning:** R-O Residence-Office

**Property Owner:** Barbara Seeley

**Applicant:** Barbara Seeley

**Contact:** Ken Van Helden c/o Hawkins Webb Jaeger Architects

Applicant requests area variances from the provisions of the Village of Port Jefferson Code Section 250 Attachment 2 for a proposed wood ramp in the side yard.

The following reliefs are requested;

1. 9.4 ft. side yard where 25 ft. is required.
2. 45.5 ft. combined side yard where 60 ft. is required.

Letter received on 4/25/18 from applicant's representative Matthew Crane c/o Hawkins, Webb Jaeger requesting postponement to 5/31/18.

LB moved to postpone the Public Hearing to 5/31/18, DR second, vote unan. 3-0.

**PUBLIC HEARINGS CONTINUED:**

**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:



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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.

(Postponed 12/7/17 to 1/25/18. Public hearing left open on 1/25/18 & 2/15/18. Postponed on 3/22/18)

DR moved to hold the Public Hearing open until 5/31/18 pending Planning Board's SEQRA determination, LB second, vote unan. 3-0.

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**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 Antoniou

**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 & 2/15/18. Public hearing postponed on 3/22/18)

DR moved to hold the Public Hearing open until 5/31/18 pending Planning Board's SEQRA determination, LB second, vote unan. 3-0.

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***Certified Transcript***



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**DECISIONS:**

**34 Roslyn Court**

**SEQRA:** MB moved to classify the action as a Type II listed action, adopt a negative declaration, DR second, vote unan. 3-0.

DR moved to approve the application as presented, MB second, vote unan. 3-0.

Meeting ended 8:30PM.

*Respectfully submitted, Cindy Suarez, Secretary*