PRESENT: Mark Brosnan, Andrew Thomas, Dan Russo, Lou Bekofsky, Neil Thompson, Village Planner, Cindy Suarez, Sec. Planning/Zoning Boards, Bruce D’Abramo, Village Trustee/Liaison

ABSENT: Tracy Stapleton

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 approve the 4/25/18 draft minutes, DR second, vote unan.

○ Trustee Report (BD)

○ 9/27/18 Next ZBA Meeting

7:30PM PUBLIC HEARINGS CONTINUED:

606 Main Street (Continued)

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.

(Postponed on 4/25/18, 5/31/18 & 6/21/18)

Applicant’s 7/18/18 letter requests postponement to 9/27/18.

AT moved to accept the applicant’s request to postpone the Public Hearing to 9/27/18, DR second the motion, vote unan.

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250 East Main Street (Continued)

**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 postponed to 9/27/18 waiting for Planning Board SEQRA determination.

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9 Stern Drive

Appeal No. # 540-18
Location: Off Waterview Dr.
SCTM: Section 4, Block 2, Lot 13
Zoning: R-A1 Single Family Residence
Property Owner: Henry & Cathy Kleitsch
Applicant: Henry & Cathy Kleitsch
Contact: Woodhull Expediting Inc. c/o Amy Devito

Applicant requests relief from Village of Port Jefferson Code Section 250 Attachment 3 for a second story attached deck maintaining a total side yard of 54.1 feet where 60 feet is required.

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

Presentation given by AD.

Exhibit A: Photos

No public comments.

Public Hearing closed 7:40PM.

Certified Transcript

SEQRA: MB moved to classify the action as a Type II listed action, adopt a negative declaration, AT second, vote unan. 4-0.

AT moved to approve the application as presented, LB second, vote unan. 4-0.

Meeting ended 7:51 PM.

Respectfully submitted, Cindy Suarez, Secretary