



**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

**May 31, 2018
ZBA MINUTES**

PRESENT:

Tracy Stapleton, Acting Chair
Andrew Thomas
Dan Russo
Jack Giannola
Neil Thompson, Village Planner
Cindy Suarez, Sec. Planning/Zoning Boards
Bruce D'Abramo, Village Trustee/Liaison

ABSENT:

Lou Bekofsky
Mark Brosnan

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:

- Tracy S. appointed as Acting Chair.
 - 6/21/18 ZBA Meeting
 - Trustee report
-

7:30PM PUBLIC HEARINGS:

15 Meroke Trail

Appeal No. # 536-18LB

Location: 15 Meroke Trail (off Puritan Path)

SCTM: Section 10, Block 1, Lot 17

Zoning: R-B2 Residential

Property Owner: Adam Jarrett

Applicant: Adam Jarrett

Contact: Adam & Vivian Jarrett



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Applicant requests area variance relief from the provisions of the Village of Port Jefferson Code Section 250-13C and 250-11C (3)(a) for a proposed in ground swimming pool to be located 10 feet from the rear property line where 20 ft. is required.

Present: Adam & Vivian Jarrett.

Presentation was given. Public comment was heard from one neighbor.

AT moved to close the Public Hearing, JG second, vote unan. 4-0.

(Certified Transcript)

128E. Main Street

Appeal No. # 538-18MB

Location: 128 E. Main St.

SCTM: Section 12, Block 2, Lot 23

Zoning: C-1 Commercial

Property Owner: Crest HM, LLC

Applicant: Gregory Wilson, c/o Rustic Bakery

Contact: Amy Devito c/o Woodhull Expediting Inc.

Applicant requests an area variance from the provisions of Village of Port Jefferson Code Section 250-18B) (9) (a) for a retail food establishment located zero feet from the RB-3 zoning district where a minimum of 200 feet is required.

Present: Amy Devito c/o Woodhull Expediting Inc. & Gregory Wilson c/o Rustic Bakery

Presentation was given by AD.

Exhibit A: Photos Exhibit B: Narrative.

There were no public comments.

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

AT moved to close the Public Hearing, DR second, vote unan. 4-0.

(Certified Transcript) (6/21/18 decision calendar)



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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:

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 & 2/15/18.
Postponed 3/22/18 & 4/25/18)

DR moved to close the Public Hearing, AT second, vote unan. 4-0.

(Certified Transcript) (6/21/18 decision calendar)



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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.

(Postponed on 4/25/18)

Applicant's 5/17/18 letter requests postponement until 6/21/18.

(Certified Transcript)

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 & 4/25/18)



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Applicant's 5/8/18 email requests postponement to 6/21/18.

DECISION CALENDAR:

15 Meroke Trail

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

JG moved to approve the application as presented, second by DR, vote 4-0, unan.

Meeting ended 8:45PM.

Respectfully submitted, Cindy Suarez, Secretary