



**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

**JUNE 21, 2018
ZBA MINUTES**

PRESENT:

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

ABSENT:

Mark Brosnan
Andrew Thomas
Jack Giannola, Alternate

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 Stapleton appointed Acting Chairperson
 - Adopt & approve the draft minutes 4/25/18 & 5/31/18 (No Quorum No votes)
 - Trustee Report (BD)
 - Senator Lavallo introduced a bill to offer relief to communities for tax relief, did not make it through the assembly.
 - The BOT approved PILOP (Payment in Lieu of Parking) by Resolution
 - 7/26/18 ZBA Meeting
-



**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

7:30PM PUBLIC HEARINGS CONTINUED:

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 & 5/31/18)

6/20/18 Applicant letter requests postponement to 7/26/18.

LB moved to postpone the Public Hearing to 7/26/18, DR second, vote 3-0 unan.

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.



**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

(Public Hearing left open on 1/25/18 & 2/15/18. Public Hearing postponed on 3/22/18, 4/25/18 & 5/31/18)

Public Hearing postponed to 7/26/18 waiting for Planning Board SEQRA determination.

DECISION CALENDAR

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.

Public Hearing closed 5/31/18

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

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:



**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

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. Public Hearing closed on 5/31/18.

DR moved to approve variance #1 through #6, LB second, vote unan. 3-0

DR moved to approve variance #7, 0-3 yay, 3-0 nay, vote unan.

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

Meeting ended 8:09 PM.

Respectfully submitted, Cindy Suarez, Secretary