



**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

**October 25, 2018
ZBA MINUTES**

PRESENT:

Mark Brosnan
Andrew Thomas
Dan Russo
Jack Giannola, Alternate member
Lisa Rickmers, Village Planner
Cindy Suarez, Sec. Planning/Zoning Boards

ABSENT:

Lou Bekofsky
Tracy Stapleton
Bruce D'Abramo, Village 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:

- Approve 5/31/18 minutes
- Next ZBA meeting 11/29/18

7:30PM PUBLIC HEARINGS:

Public Hearing opened at 7:45PM.

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



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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, 7/26/18 & 9/27/18).

Applicant sent written request to be postpone to 11/29/18.

AT moved to accept the applicant's request to postpone to the 11/29/18 Public hearing, JG second, vote 4-0, unan.

Certified Transcript

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 left open on 1/25/18 & 2/15/18. Public Hearing postponed on 3/22/18, 4/25/18, 5/31/18, 6/21/18, 7/26/18 & 9/27/18).

Public Hearing postponed to 11/29/18 waiting for Planning Board SEQRA determination.

AT moved to postpone to the 11/29/18 Public Hearing, JG second, vote 4-0, unan.

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10 Evans Place

Appeal No. # 532-18

Location: South side of Shell Street next to Shell Street steps

SCTM: Section 11, Block 2, Lot 20

Zoning: R-B2 Single Family Residence

Property Owner: James Daly

Applicant: James Daly

Contact: Andrew Malquarnera, Permit Expeditors

Applicant requests relief from Village of Port Jefferson Code Section 250-28 for an existing flag pole standing 50 feet in height where 15 feet is permitted for accessory structures.

Present: James Daly, Property owner & John Westbay, friend

Mr. Daly gave presentation.

Exhibit A: Mr. Daly's color photographs

Exhibit B: Letter from Filippa Petrucelli, MD (Mrs. Daly Physician)

(8:05 PM AT moved to hold a 10 minute recess to allow the public to view photographs as presented, JG second, vote 4-0, unan.)

Exhibit C: Staff's color photographs

Public Comments were heard.

Exhibit D: Neighbors letters

Exhibit E: Mr. Hyshiver's color photographs

9:08PM MB moved to close the Public Hearing, AT second, vote 4-0, unan.

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DECISION CALENDAR:

10 Evans Place

SEQRA: The Board unanimously declared the application as a Type II action pursuant to SEQRA.

MB moved to deny the application as presented, AT second, vote 4-0, unan.

Meeting ended 9:45PM.

Respectfully submitted, Cindy Suarez, Secretary