



**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

**November 29, 2018
ZBA MINUTES**

PRESENT:

Mark Brosnan
Andrew Thomas
Lou Bekofsky
Dan Russo
Tracy Stapleton
Lisa Rickmers, Village Planner
Jen Sigler, Site Plan Reviewer
Cindy Suarez, Sec. Planning/Zoning Boards
BruceD'Abramo, Village Trustee/Liaison

ABSENT:

Jack Giannola, Alternate Board Member

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

LB moved to approve the 6/21/18 draft minutes, TS second, vote unan. 3-0.
MB moved to approve the 9/27/18 draft minutes, AT second, vote unan. 4-0.
AT moved to approved the 10/25/18 draft minutes, DR second, vote unan. 3-0.

Next ZBA Hearing 1/31/19

Trustee Report:

- 23rd annual Dickens Festival this weekend 12/1/18 & 12/2/18.
- Earth cam camera running at the Village Center.
- BOT continues to research a garbage district for downtown and are currently reviewing the Babylon 600 page garbage district policy.



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7:30PM PUBLIC HEARINGS:

200 Washington Ave.

Appeal No. # 543-18

Location: 200 Washington Avenue

SCTM: Section 19, Block 1, Lot 19

Zoning: R-B2 Single Family Residence

Property Owner: Roy Dahl

Applicant: Roy Dahl

Contact: Woodhull Expediting

Applicant requests relief from The Village of Port Jefferson Code for the following:

1. Code Section §250-28 A (a) (b) for an existing shed 10 ft. x 8 ft. located a minimum of 2.3 ft. from the property line where 5 ft. is required.
2. Code Section §250 Attachment 3 for an existing attached wood deck 19 ft. x 37 ft. irregular 10.2 ft. from the rear property line where 30 ft. is required.

Present: Ralph Elsasser, Esq. (for Amy Devito)

Affidavit of certified mailings & property posting submitted.

Presentation given.

Exhibit A: Photos of neighboring properties in similarity.

No public comments.

AT moved to close the Public Hearing, TS second, vote unan. 5-0.

Certified Transcript



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213 Main St.

Appeal No. # 542-18

SCTM: Section 12, Block 3, Lot 3

Zoning: C-1 Commercial

Property Owner: Sterling Brent Real Estate c/o Brent Sterling Nemetz

Applicant: Sterling Brent Real Estate c/o Brent Sterling Nemetz

Contact: Sterling Brent Real Estate c/o Brent Sterling Nemetz

Applicant requests relief from The Village of Port Jefferson Code for the following:

Existing first floor studio apartment +/- 209 sq. ft.

Chapter 161 Housing - (8) maximum occupancy, requires dwelling units subject of Village Code §250-18(F) shall have 400 sq. ft. of habitable space.

Public Hearing has been rescheduled to 1/31/19 due to improper Public Notice, reads:

Location: "West" side of Main Street where it should read "East" side of Main Street.

606 Main St.

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 relief from Village of Port Jefferson Code for the following:

Village of Port Jefferson Code Section 250 Attachment 2 for a proposed wood ramp in the side yard.

1. 9.4 ft. side yard where 25 ft. is required.
 2. 45.5 ft. combined side yard where 60 ft. is required.
- (Public Hearing postponed on 4/25/18, 5/31/18, 6/21/18, 7/26/18, 9/27/18 & 10/25/18).

There was no one present to represent this application.

Application has been removed from the ZBA calendar and future agendas.

Meeting ended 8:15PM.

Respectfully submitted, Cindy Suarez, Secretary