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
Bruce D’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*
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 - (B) 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.

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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.

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Meeting ended 8:15PM.  
Respectfully submitted, Cindy Suarez, Secretary