



**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

**January 31, 2019
ZBA MINUTES**

PRESENT:

Mark Brosnan
Andrew Thomas
Lou Bekofsky
Dan Russo
Tracy Stapleton
Neil Thompson, Village Planner
Cindy Suarez, Sec. Planning/Zoning Boards
BruceD'Abramo, Village Trustee/Liaison

ABSENT:

Jack Giannola, Alternate Board Member

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***The Board convened at 7:00PM in the first floor conference room at Village Hall
121 W. Broadway, Port Jefferson, N.Y. 11777***
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7:00PM GENERAL BUSINESS

- LB moved to approve the 11/29/18 draft minutes, TS second, vote unan. 5-0.
- Next ZBA Hearing 2/28/19 7:00PM Village Hall
- Trustee Report:

Parking Committee meeting summary:

- Parking violations will receive a warning notice instead of a ticket until July 2019.
- Qwikride is running successfully, free rides anywhere in the 11777 zip code
- The BID will rent parking space from the high school for restaurant employees to park. A Village constable will be on site.
- Additional "free parking" signs to be added in the Village.
- Town of Brookhaven 2019 parking sticker will be available in one week, very strict enforcement.
- Tony Gitto has developed a new corporation with Mr. Vecchio as Master Developer for both sides of Perry St.
- Bob Brown, consultant for Station Rd. is keeping with the Village's comp plan.



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- Railroad bus top to be moved into the railroad parking lot.
 - Island of grass to be cut through to allow an access connection to Highland Blvd.
-

7:30PM PUBLIC HEARINGS:

213 Main St.

Appeal No. # 542-18

Location: East side of Main Street approximately 109 ft. north of East Main St. (rear of building)

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.

Present: Jerold & Brent Nemetz, Property Owners

Presentation was given and photos were submitted.

Public comments: none.

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

(Certified transcript)

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123 Arlington Avenue

Appeal No. # 544-18

Location: 123 Arlington Ave.

SCTM: Section 11, Block 2, Lot 2.4

Zoning: R-B2 Single Family Residence

Property Owner: William Snaden

Applicant: William & Kathianne Snaden

Contact: Amy Devito c/o Woodhull Expediting

Applicant seeks to construct an aluminum fence with a maximum height of 6 ft. in the front yard (6 ft. height to be reached at the peak of the gate.)

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

Code Section §250-28 limits the height of fences in the front yard to 3 ft. and requires that said fencing be open wood type construction.

Present: Amy Devito c/o Woodhull Expediting, William & Kathianne Snaden

Presentation was given by A. Devito & Mr. & Mrs. Snaden.

Proposed fence to be 5 ft. height all around with 6 ft. height at the peak of the gate and behind the tree line 10 ft. from the property border. Stone masonry columns proposed on each side of the gate.

Exhibit A: Photographs

Public comments were heard.

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

(Certified transcript)

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Public hearings ended 8:45PM. The Board convened in the first floor conference room for post work session discussion.



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DECISIONS:

213 Main St.

MB moved to deny the application for an existing first floor studio apartment +/- 209 sq. ft.

Second by DR, vote unan. 5-0.

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

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123 Arlington Avenue

LB moved to approve the application with the following condition:

Trees that are removed or die are to be replaced in kind.

Vote to approve = 3.

Vote to deny = 2.

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

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Meeting ended 10:00PM.

Respectfully submitted, Cindy Suarez, Secretary