



**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

**March 28, 2019
ZBA MINUTES**

PRESENT:

Mark Brosnan, Chairman
Dan Russo
Jack Giannola, Alternate Member
Jen Sigler, Site Plan Reviewer
Cindy Suarez, Sec. Planning/Zoning Boards

ABSENT:

Tracy Stapleton
Andrew Thomas
Lou Befkosky
Bruce D'Abramo, Trustee

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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

There will be no April meeting of the Zoning Board of Appeals.

The next meeting of the Board of Appeals is 5/23/19.

The Board prepared for the Public Hearing. Staff report was reviewed and discussed.

The Chairman requested Jack Giannola as alternate Board member in the absence of T. Stapleton, L. Befkosky & A. Thomas.

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7:30PM PUBLIC HEARINGS:

407 East Main St.

Appeal No. #545-19

Location: Post Office

SCTM: Sec.12, Blk.10, Lot 3.3

Zoning: C-1 Central Commercial

Property Owner: Colatosti Family L.P.

Applicant: Colatosti Family L.P.



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Contact: John J. Coughlin Ré, Nielsen, Huber & Coughlin, LLP

Applicant requires a variance from VPJ Code ARTICLE VII District Bulk and Parking Regulations §250-27(D) (1) (c) which establishes that the minimum parking stall width shall be nine feet; minimum length shall be 20 feet. The subject application shows two (2) undersized parking stalls with lengths less than the required 20 feet.

Present: John J. Coughlin, Esq. for the applicant.

Mr. Coughlin submitted Affidavit of mailings & property posting.

Presentation was given.

A combined parking plan with neighboring properties was attempted but not workable.
17 of the 19 parking spaces are standard size, requesting two parking space variances.

There were no public comments.

DR moved to close the Public Hearing, JG second, vote 3-0, unan.

(Certified Transcript)

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The Board reviewed the area variance five criteria.

DECISION:

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

The Board unanimously declared the application as a Negative declaration and an unlisted action pursuant to SEQRA.

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Meeting ended 8:15PM.

Respectfully submitted, Cindy Suarez, Secretary