



**INCORPORATED  
VILLAGE of PORT JEFFERSON**

121 West Broadway  
Port Jefferson, NY 11777  
Tel. (631) 473-4744 Fax (631) 473-2049  
[www.portjeff.com](http://www.portjeff.com)

**Chair**  
Mark Brosnan  
**Members**  
Tracy Stapleton  
Andrew Thomas  
Lou Bekofsky  
Dan Russo  
Jack Giannola  
(alternate)  
Antonio Corcella  
(alternate)  
Secretary  
Cindy Suarez

**ZONING BOARD OF APPEALS AGENDA  
June 20, 2019**

The Inc. Village of Port Jefferson Zoning Board of Appeals meeting will be held at Village Hall, 121 West Broadway, Port Jefferson, N.Y. 11777. A pre-hearing ZBA work session will begin at 7:00PM in the first floor conference room. Public Hearings will begin at 7:30PM in the second floor courtroom. A post hearing ZBA work session will convene in the first floor conference room.

*Please note that the Board may add, delete or change the order of applications on the agenda, as it deems appropriate without further notice.*

**7:00PM GENERAL BUSINESS:**

- Introduce Antonio Corcella as new alternate Board Member
- Adopt & approve the draft minutes 3/28/19 & 5/23/19
- Trustee Report
- Next ZBA meeting 7/25/19
- 217 Main St. (Administrative Action)  
Location: Z Pita Restaurant  
SCTM: Sec. 12, Blk. 3, Blk. 4  
Zoning: C-1 Commercial  
Property Owner: 104 Inc. c/o Joseph Zangrillo  
Contact: Woodhull Expediting c/o Amy DeVito

Zoning Board of Appeals to consider applicant's request to lift the Covenant and Restriction dated February 2, 1999, recorded March 12, 1999 wherein the applicant covenanted that they would not seek or obtain a liquor license due to the ordinances at that time.

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**7:30PM PUBLIC HEARINGS:**

**9 Doyle Ct.**

**Appeal No. #549-19**

**Location:** Off Rosita La.

**SCTM:** Sec.2, Blk.1, Lot 4.1

**Zoning:** R-A1 Residential District

**Property Owner:** Leyla Pinarli

**Applicant:** Brookhaven Expeditors c/o Andrew Malguarnera

**Contact:** Brookhaven Expeditors c/o Andrew Malguarnera

Applicant request the following reliefs:



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- To construct a screened in porch with a second story deck above proposed to hold a 14.7 side yard setback where section 250 Attachment 3 of the Code of the Village of Port Jefferson requires 20 foot side yard setbacks.
- Additionally, applicant requests permission to construct a first story deck 13' 2 1/4" X 57' 6 1/2" irregular with a minimum side yard setback of 9.4' where Section 250 Attachment 3 of the Code of the Village of Port Jefferson requires 20 foot side yard setbacks.

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**60 North Country Rd.**

**Appeal No. #550-19**

**Location:** Vacant Chase bank building

**SCTM:** Sec.17, Blk.7, Lot 1.1

**Zoning:** C-2 Commercial District

**Property Owner:** Neocronin Corp. c/o Paloubis

**Applicant:** Brookhaven Expeditors c/o Andrew Malguarnera

**Contact:** Brookhaven Expeditors c/o Andrew Malguarnera

Applicant requests permission to erect a single freestanding sign along North Country Road at the subject premises and requests the following the following relief:

1. The subject building is located 14 feet from the front property line where Section 250-31F1 (b) (2) of the Code of the Village of Port Jefferson requires structures to which freestanding signs relate to be set back 25 feet from the front property line.
2. The subject sign is proposed to measure 38 square feet where Section 250-31 F 1 (b) (3) of the Code of the Village of Port Jefferson limits freestanding signs to 20 square feet.
3. The subject sign is proposed to be located with a zero foot property line setback where Section 250-31 F (b) (4) of the Code of the Village of Port Jefferson requires a minimum setback of 5 feet.
4. The subject sign is proposed to be 12.5 feet in height where Section 250-31 F 1 (b) (5) limits the height of freestanding signs to 8 feet.

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**POST WORK SESSION**

**DECISIONS**