



**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

**May 23, 2019
ZBA MINUTES**

PRESENT:

Tracy Stapleton
Andrew Thomas
Dan Russo
Jen Sigler, Site Plan Reviewer
Lisa Rickmers, Village Planner

ABSENT:

Mark Brosnan, Chairman
Lou Befkosky
Bruce D'Abramo, Village Trustee/Liaison

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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

- MB appointed TS as Acting Chairman for this meeting
 - DR moved to approve the 1/31/19 draft minutes, TS second, vote unan. 3-0.
 - Next ZBA Hearing 6/20/19 7:00PM Village Hall
-

7:30PM PUBLIC HEARINGS

101 Cooper Ct.

Appeal No. #548-19
Location: 101 Cooper Ct.
SCTM: Sec.9, Blk.2, Lot 15
Zoning: R-B2 Residential District
Property Owner: Peter & Eileen Stampoulis
Applicant: Eileen Stampoulis
Contact: Swim King Pools



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Applicant requests variance relief from Port Jefferson Code section 250-11C (3) (a) for a proposed in-ground swimming pool to be installed 10 feet from the side yard and 10 feet from the rear yard of the property where 20 feet is required.

Present: Malcom Gonzalez, Project Manager c/o Swim King Pools, Eileen & Peter Stampoulis, property owners.

Affidavit of mailing and posting was submitted.

Presentation was given by Mr. Gonzalez. The property owners spoke regarding their personal health needs for the pool.

Staff report was reviewed.

Exhibit A: Photo of proposed pool.

There will be no tree removal involved.

DR moved to close the public hearing, AT 2nd, vote 3-0, unan.

(Certified Transcript)

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606 Main Street

Appeal No. #546-19

Location: 606 Main St.

SCTM: Sec.16, Blk.8, Lot 16

Zoning: R-O Residential-Office District

Property Owner: Barbara Seeley

Applicant: Barbara Seeley

Contact: Hawkins, Webb Jaeger PLLC

Applicant requests variance relief from Port Jefferson Village Code section 250 Attachment 2 for a proposed wood ramp with a 9.4 foot minimum side yard where 25 feet is required and 45.5 foot combined side yard where 60 feet is required.

Present: Matt Crane, Land Surveyor c/o Hawkins, Webb & Jaeger

Affidavit of mailing and posting was submitted. Staff report was reviewed.

Presentation was given for proposed handicap ramp which will enforce ADA regulations.



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Location of proposed ramp is safer on the side of the building rather than located where you have to walk through the parking lot.

The large black walnut tree on the n/w corner of the lot will remain.

The fence along Main St. will obscure the view of the ramp.

There were no public comments.

AT moved the close the public hearing, DR 2nd, vote 3-0, unan.

(Certified Transcript)

DECISIONS:

101 Cooper Ct.

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

AT moved to approve the application as presented with the condition to prohibit heavy grading and maintain the natural wooded area with a 7 ft. landscape buffer in zone with no hardscape, DR 2nd, vote 3-0, unan.

606 Main St.

#1) DR moved to approve the application as presented, AT 2nd, vote 3-0, unan.

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

#2) HWJ 5/23/19 letter requests twelve month extension for five (5) variances that were granted on June 13, 2017 Appeal #515-17 and are set to expire on June 13, 2019.

TS moved to approve the request for the 12 month extension of variances granted 6/13/17, AT 2nd, vote 3-0, unan.

Meeting ended 8:30PM.

Respectfully submitted, Cindy Suarez, Secretary