



**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)
Antonio Corcella
(Alternate)
Tracy Stapleton
Andrew Thomas
Lou Bekofsky
Dan Russo

Secretary
Cindy Suarez

**June 20, 2019
ZBA MINUTES**

PRESENT:

Mark Brosnan, Chairman
Lou Befkosky
Dan Russo
Jack Giannola, Alternate
Antonio Corcella, Alternate
Lisa Rickmers, Village Planner

ABSENT:

Andrew Thomas
Tracy Stapleton
Bruce D'Abramo, Village Trustee/Liaison

.....
*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

- MB moved to approve the 3/28/19 draft minutes, DR second, vote unan. 3-0.(LB no vote)
- Next ZBA Hearing 7/25/19 7:00PM Village Hall
- Introduce Antonio Corcella as new alternate Board Member
- 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.

The applicant's representative submitted letter 6/19/19 requesting the Zoning Board of Appeals 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.

Staff's report was distributed and discussed.



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LB moved to grant the request to lift the February 2, 1999 Covenant and Restriction, JG second, vote 4-0, unan.

7:50PM PUBLIC HEARINGS OPENED:

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:

- 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.

Present: Amy DeVito c/o Woodhull Expeditors represented the applicant in A. Malguarnera's absence.

Affidavit of mailings and posting was submitted.

AD requested to postpone the Public Hearing to 7/25/19 to allow the applicant to amend the application and/or the survey to accurately reflect the relief the requested.

There were no comments from the public.

MB moved to accept the request to postpone the Public Hearing to 7/25/19, JH second, vote 4-0, unan.

(Certified Transcript)



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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.

Present: Amy DeVito c/o Woodhull Expeditors represented the applicant in A. Malguarnera's absence.

Affidavit of mailings and posting was submitted.

AD presented the application.

There were no comments from the public.

MB moved to close the Public Hearing, LB second, vote 4-0, unan.

(Certified Transcript)



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POST WORK SESSION

60 North Country Rd.

The Board requests staff to accurately measure the free standing sign as it exists on the property site now to confirm that the photographs and the application are accurate.

Meeting ended 9:00PM.

Respectfully submitted, Cindy Suarez, Secretary