



**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

**July 25, 2019
ZBA MINUTES**

PRESENT:

Mark Brosnan, Chairman

Lou Befkosky
Dan Russo
Andrew Thomas
Tracy Stapleton
Antonio Corcella, Alternate
Lisa Rickmers, Village Planner
Cindy Suarez, Secretary to the Zoning & Planning Boards
Bruce D'Abramo, Village Trustee/Liaison

ABSENT:

Jack Giannola, Alternate

.....
*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:

- DR moved to approve the 5/23/19 draft minutes, TS second, vote 3-0 unan.
- DR moved to approve the 6/20/19 draft minutes, LB second, vote 3-0 unan.
- Next ZBA meeting 9/26/19

TRUSTEE REPORT:

- BOT re-appointed Trustee D'Abramo as Liaison to Building & Planning Department
 - Mayor Garant and the TOB held a meeting regarding a proposed 215 ft. Jetty extending back towards the bluff at East Beach.
 - The DEC will begin in the Fall to start stabilizing the tennis courts down to the beach
-



**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

7:30PM PUBLIC HEARING CONTINUED FROM 6/20/19

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

Action: Public Hearing opened 6/20/19 adjourned to 7/25/19

Applicant request the following reliefs:

1. 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.
2. 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 Expediting on behalf of A. Malguarnera

Presentation given by A.D.

Subject lot is a unique shape. The goal is to maximize the water view.
Proposed construction to take place south of the CEHA line.

Exhibit A: Ariel photo of the subject property.

LR 7/25/19 Staff Report discussed.

DEC conditions are to be met.

The surveyor is on standby to stake out the property.

A Tree Clearing & Grading permit will be required.



**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

There were no comments from the public.

MB read the five criteria pursuant to the ZBA area variance test.

TS moved to close the public hearing, AT second, vote 5-0, unan.

8:00PM the Public Hearing portion of the meeting ended.

(Certified Transcript)

DECISION CALENDAR

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.

(6/20/19 Public Hearing closed)



**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

TS & AT absent for 6/20/19 Public Hearing – no vote.

The Board unanimously voted the application to be a Type II action pursuant to SEQRA.

Variance #1: LB moved to deny the 1st variance request, DR second, vote 3-0, unan.

Variance #2: MB moved to deny the 2nd variance request, LB second, vote 3-0, unan.

Variance #3: MB moved to deny the 3rd variance request, LB second, vote 3-0, unan.

Variance #4: DR moved to deny the 4th variance request, LB second, vote 3-0, unan.

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

Action: Public Hearing opened 6/20/19 adjourned to 7/25/19

(7/25/19 Public Hearing closed)

The Board unanimously voted the application to be a Type II action pursuant to SEQRA.

MB moved to approve the application as per the 7/1/19 modified survey with the following conditions:

#1: Modify the third condition of the staff report to read “CEHA line to be flagged out by a licensed professional surveyor and verified by the Village’s Building Inspector.

#2: Applicant must obtain a Tree Clearing & Grading permit subject to Chapter 241 of the Village Code.

AT second, vote 5-0, unan.

Meeting ended 9:00PM.

Respectfully submitted, Cindy Suarez, Secretary