



**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

**September 26, 2019
ZBA MINUTES**

PRESENT:

Mark Brosnan, Chairman
Lou Befkosky
Dan Russo
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
Andrew Thomas

*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 7/25/19 draft minutes, TS second, vote 4-0 unan.
- Next ZBA meeting 10/24/19

TRUSTEE REPORT:

- Joe Palumbo has been appointed as new Village Administrator with a 90 day probation
 - The BOT will hold a Public Hearing to amend some definitions in the Village code
 - Due Baci restaurant has successfully opened and a ribbon cutting with the Mayor was held
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7:30PM PUBLIC HEARING:

117 Jefferson Avenue

Appeal No. #551-19

Location: Corner of Jefferson Ave. and Washington Ave.

SCTM: Sec.19, Blk.1, Lot 10

Zoning: R-B2 Residential District

Property Owner: Harry & Shirley Weiner

Applicant: Harry Weiner

Contact: Woodhull Expediting, Inc. c/o Amy Devito

1. Applicant requests permission to maintain an existing screened in porch which is located 34.36 feet from the front property line on Washington Avenue where the Code of the Village of Port Jefferson 250 Attachment 3 requires a 40 foot setback.
2. Applicant requests permission to maintain an existing 6 foot solid wood picket fence in the front yard along Washington Avenue where the Code of the Village of Port Jefferson Section 250-28 restricts the height of fences in the front yard to 3 feet in height.
3. Applicant requests permission to maintain an existing 6 foot solid wood picket fence in the front yard along Washington Avenue where the Code of the Village of Port Jefferson Section 250-28 restricts the construction of such fences to open wood-type construction.

The Public Hearing opened at 7:35PM.

The Chairman requested Antonio Corcella, alternate board member to join the Board members on the dais in Andrew Thomas absence.

Present for the applicant: Amy DeVito c/o Woodhull Expediting, Inc.

AD presented the application and stated that she had been retained by Harry & Shirley Weiner the original owner and seller (not present).

The existing sunroom was originally built in 2013 without a permit.

The existing fence is not in good condition but variances are sought to replace like and kind.



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Exhibit A: Staff photos

Exhibit B: Existing conditions photos

Exhibit C: Comparable photos

The new property owner was sworn in to testify, Kim Hildreth, 117 Jefferson Ave.

There were no one present from the public to comment.

TS moved to close the Public Hearing, LB second, vote unan. 5-0.

(Certified Transcript)

Public Hearing closed 7:45PM

The Board convened in the first floor conference room.

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

MB moved to approve the three variances as presented due to the irregular shape of the three front yards, TS second, vote unan. 5-0.

Meeting ended 8:15PM.

Respectfully submitted, Cindy Suarez, Secretary