



**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 30, 2020
ZBA MINUTES**

PRESENT:

Mark Brosnan, Chairman
Tracy Stapleton
Andrew Thomas
Lou Befkosky
Dan Russo
Antonio Corcella, Alternate
A. LaPointe, Special Village Atty. Building & Planning
Lisa Rickmers, Village Planner
Cindy Suarez, Secretary to the Zoning & Planning Boards

ABSENT:

Bruce D'Abramo, Liaison/Trustee

The Board convened at 7:00PM via zoom posted live on YouTube.

7:00PM GENERAL BUSINESS:

- MB moved to adopt & approve the draft minutes 6/25/20, LB second, vote 3-0 unan. (TS & AT absent)
- The Board unanimously moved to approve adding an 8/19/20 public hearing to the calendar

7:30PM PUBLIC HEARINGS:

1 Crystal Brook Hollow Rd.

Appeal No.: #554-20

Location: Corner of Crystal Brook Hollow and Winston Drive

SCTM: Sec.6, Blk.2, Lot 1

Zoning: R-A1 Residential District

Property Owner(s): Robert & Frances Insana

Applicant: Andrew Malguarnera c/o Brookhaven Expeditors

Contact: Andrew Malguarnera c/o Brookhaven Expeditors

Applicant request permission to maintain and install a 6-foot fence forward of the front foundation line of the subject property where Section 250-28C (4) limits the height of



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fences in the front yard to 3 feet. The fence is proposed to be constructed of metal and chain link where Section 250-28C (4) requires that it be of open wood-type construction.

Andrew Malguarnera c/o Brookhaven Expeditors presented the application.

Exhibit A: Photos of neighboring properties

The property has a heavily vegetated landscaping border along Winston Drive which would obscure the proposed fencing.

There were no comments from the public.

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

Certified Transcript

101 Oakwood Rd.

Appeal No.: #555-20

Location: On Oakwood Road, approximately 179.86' east of East Broadway, with frontage on both East Broadway and Oakwood

SCTM: Sec. 9, Blk. 3, Lot 2

Zoning: R-B2 Residential District

Property Owner: Theresa & Michael Viviano

Applicant: Andrew Malguarnera c/o Brookhaven Expeditors

Contact: Andrew Malguarnera c/o Brookhaven Expeditors

Applicant requests permission to construct an in-ground pool in the front yard at the subject property. Section 250-11C (3) of the Code of the Village of Port Jefferson prohibits pools to be located in the front yard. Applicant requests permission to construct a six (6) foot tall PVC fence in the front yard of the subject property. Section 250-28 of the Code of the Village of Port Jefferson limits the height of fences in the front yard to 3 feet and require said fences to be of open wood type construction.

Andrew Malguarnera c/o Brookhaven Expeditors presented the application.

Exhibit A: Photos of neighboring properties



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The lot is unique because it fronts on two streets but is not a corner lot. The front of the house faces Oakwood and the rear of the house faces E. Broadway.

There were no comments from the public.

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

Certified Transcript

Public Hearings closed 7:50PM.

DECISION CALENDAR:

1 Crystal Brook Hollow Rd.

The application is a Type II Action under SEQR and not subject to review.

As per Village Law § 7-712 the Board considered the five criteria.

MB moved to approve the application with the following conditions:

- #1 Maintain existing landscaping
- #2 Keep the fence behind the landscaping

TS second, vote unan. 5-0.

101 Oakwood Rd.

The application is a Type II Action under SEQR and not subject to review.

As per Village Law § 7-712 the Board considered the five criteria.

MB moved to approve the application as presented, AT second, vote 5-0, unan.

Meeting ended 8:00PM.

Respectfully submitted, Cindy Suarez, Secretary