



**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

**OCTOBER 22, 2020
ZBA MINUTES**

PRESENT:

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

Below is a link to watch a live video of the meeting and public hearing. Public comments may be posted on the link during the public hearing portion of the meeting at 7:30PM. Public comment will be permitted during the public hearing portion of the meeting only. Please include your full name when commenting. www.portjeff.com/virtualmeetings

The Board convened at 7:00PM via zoom.

7:00PM GENERAL BUSINESS:

- MB moved to adopt & approve the draft 9/24/20 minutes, LB second, vote 4-0 unan.
(TS absent for this portion of the meeting-no vote)
- Trustee report
- ZBA meeting 11/19/20. MB appointed AC as acting board member in place of LB who will be absent

(7:07PM TS joined the meeting)

7:30PM PUBLIC HEARINGS:

727 PINE TREE COURT

Appeal No.: #558-20

Location: Off Jefferson Landing Circle

SCTM: Sec.14, Blk.2, Lot 2

Zoning: RB-2 Residential

Property Owner: John and Jody Dennehy

Applicant: John and Jody Dennehy



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Contact: Amy DeVito c/o Woodhull Expediting

Applicant requests an area variance to maintain an existing 8 ft. x 10 ft. shed located 1.8 ft. from the eastern property line where Village code section 250-28A(1)(b) requires the minimum setback of an accessory structure to be 5 feet from the property line.

Amy Devito presented the application.

Existing shed photographs were presented as exhibit #1. The shed houses the in- ground pool mechanicals.

The shed is built on concrete and therefore would be difficult to move to another location.

ZBA variance #543-18 approved on 11/29/18 located at 200 Washington Avenue was approved as a comparable.

There were no public comments.

The area variance five criteria were discussed.

TS moved to close the public hearing at 7:42PM, LB second, vote 5-0, unan.

(Lorraine c/o Accurate Court Reporting was present for Certified Transcript)

POST WORK SESSION:

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

The area variance five criteria were reviewed.

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

The meeting adjourned at 8:10PM.

Meeting ended 7:53PM.

Respectfully submitted, Cindy Suarez, Secretary