



**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

**JANUARY 28, 2021
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
Jennifer Sigler, Site Plan Reviewer

The Zoning Board met virtual via ZOOM (www.portjeff.com/virtualmeetings)

7:00PM GENERAL BUSINESS:

- MB moved to adopt & approve the 11/19/20 draft minutes, AT second, vote 5-0 unan.
 - Trustee Snaden report
 - Next meeting February 25, 2021
-

7:30PM PUBLIC HEARING:

410 THOMPSON STREET

Appeal No. #560-21
SCTM: Sec.9, Blk.6, Lot 32
Zoning: RB-2 Residential
Property Owner: Michael Watts
Applicant: Michael Watts
Contact: Amy DeVito c/o Woodhull Expediting

Two area variances are required to approve the applicant's proposed two-lot minor subdivision.



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Applicant requests:

1. A combined side yard setback of 34.48 feet where 40 feet is required per Section 250 Attachment 3.
2. Street frontage of 20 feet where 100 feet is required per Section 250 Attachment 3.

Present: Amy DeVito c/o Woodhull Expediting

The Board members and AD discussed JS 1/26/21 staff report.

A proposed two-lot Minor Subdivision application is currently under review by the Planning Board. The Planning Board classified the submittal as a minor subdivision and declared itself Lead Agency. The proposed subdivision requires two area variances. The Planning Board sent a referral letter to the ZBA Chair outlining the required relief.

The property is located on the south side of Thompson Street approximately 300 feet south of Scraggy Hill Road.

There is currently a single-family residence with an approved professional recording studio, a conditional accessory use.

The subject lot is approximately five times larger than the minimum. At 1.717 acres, the subject lot is one of the largest in the area. Four (4) flag lots are in the immediate area- three (3) adjoin the subject parcel. Several other flag lots exist in the surrounding area. A two-lot subdivision in lieu of a three- or four-lot subdivision proposal obviates the need to construct a street (public or private) for which the R.O.W. width does not exist or a common driveway which introduces issues of maintenance and emergency access.

JS presented the sketch plan/survey showing the existing improvements, the setbacks, and the area of proposed Lot 1.

The proposed rear Lot 2 shows the building envelope/setback lines, the proposed single-family dwelling, drainage calculations, drywell location, septic system location (the parcel is outside of the Sewer District), proposed water, electric and gas lines along the length of the proposed driveway, proposed clearing limits and a 10-ft. wide access drive with proposed planting on both sides. The Applicant proposes to irrigate the planting buffers and to provide privet hedges along the west side of the driveway.

On 4 January 2021, Staff received a letter from the Port Jefferson Fire Department indicating that the proposed 10-footr wide driveway is adequate to access the rear lot.

Presentation was given by AD.



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AD stated that they have not yet applied to Suffolk County Health Department and that they have requested a letter of availability from Suffolk County Water Authority.

The following documents were presented:

Exhibit A: Aerial and street view photos and tax map highlighted with existing flag lots in the area.

Exhibit B: Four documents of support from neighbors

Exhibit C: 1/4/21 letter from the Port Jefferson Fire Department

Public comments were heard.

- A neighbor across the street had concerns regarding the separation of the driveways for lot 1 and lot 2 at Thompson Street. He suggested more plantings between the two driveways in that area.
- An attorney for the property owner on the east side of the subject lot objected to the intensification that an additional residence will bring.

The Board reviewed the five area variance criteria.

8:22PM MB moved to close the public hearing, AT second, vote unan. 5-0.

(Certified Transcript)

Post work session

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.

The ZBA suggested to JS that two conditions be considered by the Planning Board.

1. That "no further subdivision" be filed as a condition of approval.
2. That additional landscaping be provided between the two driveway ingresses.

MB moved to approve the requested combined side yard setback of 34.48 feet where 40 feet is required as per Section 250 Attachment 3, TS second, vote unan. 5-0.

MB moved to approve the requested street frontage of 20 feet where 100 feet is required as per Section 250 Attachment 3, TS second, vote unan. 5-0.

Meeting ended 8:35PM.

Respectfully submitted, Cindy Suarez, Secretary