



**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

**NOVEMBER 19, 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 10/22/20 minutes, AT second, vote 5-0 unan.
- Trustee report
- 2021 Board meeting calendar approved
- Next meeting January 21, 2021

7:30PM PUBLIC HEARING:

305 HIGH STREET

Appeal No.: #559-20

SCTM: Sec.12, Blk.5, Lot 12

Zoning: RB-3 Residential

Property Owner: Joan Fuhrmann

Applicant: Joan Fuhrmann

Contact: Amy DeVito c/o Woodhull Expediting



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Applicant requests permission to maintain an existing enclosed front porch sitting 7.5 feet from the northern side yard where Section 250 Attachment 3 of the Code of the Village of Port Jefferson requires an 18-foot single side yard. Said existing enclosed porch also creates an 18.5-foot combined side yard where Section 250 Attachment 3 of the Code requires a 40-foot combined side yard.

Present: Amy DeVito c/o Woodhull Expediting

Presentation was given by A.D.

House was built on a non-conforming lot. The subject enclosed porch is a heated space which is accessed through the dining room.

The shed shown on the survey has been removed.

Exhibit A: Photos of comparable neighboring homes

Exhibit B: Photos of subject property

Exhibit C: Letters of support from neighbors

Public comment: Barry Warren, 206 High Street.

The Board reviewed the five area variance criteria with A.D.

8:01PM TS moved to close the public hearing, LB 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.

MB moved to approve both variance requests as submitted, TS second, vote unan. 5-0.

Meeting ended 8:09PM.

Respectfully submitted, Cindy Suarez, Secretary