



**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

**FEBRUARY 25, 2021
ZBA MINUTES**

PRESENT:

Mark Brosnan, Chairman
Lou Befkosky
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/Liaison

ABSENT:

Tracy Stapleton

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

6:00PM GENERAL BUSINESS:

(Due to technical difficulties the meeting commenced live at 6:22PM)

- LB moved to adopt & approve the 1/28/21 draft minutes, MB second, vote 4-0 unan. (TS absent, AC no vote)
- Trustee Snaden report
- Next meeting March 25, 2021

6:30PM PUBLIC HEARING:

(Public Hearing commenced at 6:39PM)

. 1213 Main Street

Appeal No. #562-21

SCTM: Sec. 17, Blk.5, Lot 7

Zoning: R-O Residential-Office

Property Owner: Barbara Grillo

Applicant: Andrew Malguarnera c/o Brookhaven Expeditors

Contact: Andrew Malguarnera c/o Brookhaven Expeditors

Description: Use Variance request



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Applicant requests a Use Variance to maintain an existing office use in the R-O zone where The Inc. Village of Port Jefferson Code section §250-16 allows for one family dwellings as a permitted use and as conditional uses Two Family Dwellings and Mixed Residential Office uses. All other uses are expressly prohibited.

Present: Andrew Malguarnera c/o Brookhaven Expeditors

Andrew M. presented the application to the Board.

The following exhibits were entered into the record by A.M. and staff.

Exhibit A: JAG Architect second floor plan page A-3 dated 11/17/06 presented by staff.

Exhibit B: Photo of stairwell presented by A.M.

Exhibit C: CEU's and 2/15/18 ZBA Decision for 1031 Main St. presented by A.M.

The ZBA board members deliberated with A.M.

Public Hearing was opened to the public for comments.

Testimony was heard from Evelyn Fazio, across the street neighbor, resides at 688 Main Street.

A.M. requested more time to obtain more evidence.

7:28PM MB moved to adjourn the public hearing to March 25, 2021, AT second, vote unan. 5-0.

(Certified Transcript)

Post work session

SEQRA: Application is an unlisted action as determined by the criteria.

MB moved to have the Zoning Board assume Lead Agency, AC second, vote 5-0, unan.

There will be no deliberation until there is a full record.

Meeting ended 7:45PM.

Respectfully submitted, Cindy Suarez, Secretary