



**INCORPORATED
VILLAGE of PORT JEFFERSON**

121 West Broadway
Port Jefferson, NY 11777
Tel. (631) 473-4744 Fax (631) 473-2049
www.portjeff.com

Chair
Mark Brosnan
Members
Tracy Stapleton
Andrew Thomas
Lou Bekofsky
Dan Russo
Jack Giannola
(alternate)
Antonio Corcella
(alternate)
Secretary
Cindy Suarez

**ZONING BOARD OF APPEALS AGENDA
March 25, 2021
Virtual via ZOOM**

The Zoning Board of Appeals of the Incorporated Village of Port Jefferson will hold a Public Hearing on Thursday, March 25, 2021 via ZOOM posted live at 6:30PM. (A pre-hearing work session will begin at 6:00PM)

Below is a link to watch a live video of the meeting and public hearing. Public comments may be made through the link during the public hearing portion of the meeting at 6:30PM. 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

6:00PM GENERAL BUSINESS:

- Adopt & approve the 2/25/21 draft minutes.
- Trustee report
- Next meeting 4/22/21 6:00PM

6:30PM PUBLIC HEARING:

1213 Main St.

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

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.

(continued from 2/25/21)



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101 Oakwood Rd.

Appeal No. #561-21

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

Zoning: R-B2 Single Family Residence

Property Owner: Theresa & Michael Viviano

Applicant: Andrew Malguarnera c/o Brookhaven Expeditors

Contact: Andrew Malguarnera c/o Brookhaven Expeditors

Description: Area variance request

Applicant requests permission to maintain an existing in ground swimming pool 15.3 feet from the eastern property line where Village Code section §250-11 (C) (3) (a) requires that all swimming pools be set back 20 feet from any property line.

11 Jefferson Landing Circle

Appeal No. #563-21

SCTM: Sec. 14, Blk.5, Lot 52

Zoning: R-B1 Single Family Residence

Property Owner: Lynne Mancini

Applicant: Andrew Malguarnera c/o Brookhaven Expeditors

Contact: Andrew Malguarnera c/o Brookhaven Expeditors

Description: Two area variances requested

Applicant requests permission to install an inground swimming pool 10 feet from two side property lines where Village Code section §250-11 (C) (3) (a) requires that all swimming pools be set back a minimum of 20 feet from any property line.