



**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

May 20, 2021

Virtual via ZOOM

The Zoning Board of Appeals of the Incorporated Village of Port Jefferson will hold a Public Hearing on Thursday, May 20, 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 3/25/21 draft minutes.
- Trustee report
- Next meeting 6/10/21 6:00PM

6:30PM PUBLIC HEARINGS:

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 & 3/25/21)

To be adjourned to 7/22/21 at the applicant's request.



**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

419 East Broadway

Appeal No. #565-21

SCTM: Sec. 9, Blk.1, Lot 45.1

Zoning: RB-2 Residential

Property Owner: Ronald Alonzo & Rosalie Martinez

Applicant: Andrew Malguarnera c/o Brookhaven Expeditors

Contact: Andrew Malguarnera c/o Brookhaven Expeditors

Description: Area variance(s) request

Applicant requests permission to install 18 ft. x 36 ft. in ground swimming pool 18 ft. from the rear property line and 14 feet from the side property line where Village Code Section §250-11 C (3) (a) prohibits pools to be located within 20 feet of any property line.

29 Laurel Dr

Appeal No. #564-21

SCTM: Sec. 10, Blk.3, Lot 23

Zoning: RB-2 Residential

Property Owner: Joseph & Patricia O'Neil & Giorgio Regini

Applicant: Andrew Malguarnera c/o Brookhaven Expeditors

Contact: Andrew Malguarnera c/o Brookhaven Expeditors

Description: Area variance(s) request

1. Applicant requests permission to maintain an existing 24' x 12' oval above ground swimming pool, 5.5' feet from the western property line and in the front yard of the property along Old Post Road. Village of Port Jefferson Code section 250-11C(3)(a) requires that all pools must be set back 20 feet from any property line.
2. Village of Port Jefferson Code Section 250-11C(3)(a) prohibits any portion of a swimming pool to be located within the front yard.
3. Applicant requests permission to maintain an existing accessory wood deck located .4 feet from the western property line where section 250-28A(1)(b) of the Code of the Village of Port Jefferson requires all accessory structures to maintain a 5-foot setback from any property line.
4. Applicant requests permission to maintain said existing wood deck forward of the line of the principal building where section 250-28 A (2) states that no accessory structure shall



**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

project nearer to the street on which the principal building fronts than such principal building.

5. Applicant requests permission to maintain a 6' tall chain link and PVC fence on top of a retaining wall in the front yard of the subject property along Old Post Road. Village of Port Jefferson Code Section 250-28C(4)(a) limits the height of a fence in the front yard to 3' in height.
 6. Village of Port Jefferson Code Section 250-28C(4)(a) requires that any fence enclosing a front yard of any lot must be of open wood type construction.
-