



**INCORPORATED  
VILLAGE of PORT JEFFERSON**

121 West Broadway  
Port Jefferson, NY 11777  
Ph. (631) 473-4744 Fx (631) 473-2049  
[www.portjeff.com](http://www.portjeff.com)

**ZONING BOARD of APPEALS**

Chair  
Mark Brosnan

Members  
Antonio Corcella  
(Alternate)  
Tracy Stapleton  
Andrew Thomas  
Lou Bekofsky  
Dan Russo

Secretary  
Cindy Suarez

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**February 8, 2022  
ZBA MEETING MINUTES**

**PRESENT:**

Mark Brosnan, Chairman  
Dan Russo  
Andrew Thomas  
Lou Bekofsky  
Antonio Corcella, Alternate  
A, LaPointe, Special Village Atty for Building & Planning  
Lisa Rickmers, Village Planner  
Cindy Suarez, Secretary to the Zoning Board  
Rebecca Kassay, Trustee/Liaison

**ABSENT:**

Tracy Stapleton

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*The Zoning Board of Appeals met VIRTUAL VIA ZOOM at 6:00PM.*  
[www.portjeff.com/virtualmeetings](http://www.portjeff.com/virtualmeetings)

**6:00PM GENERAL BUSINESS:**

MB moved to approve the 11/18/21 draft minutes, AC second, vote 3-0 unan.  
(LB recused DR absent no vote)

AC, alternate Board member called up to full participating board member for tonight's meeting.

Jack Giannola has resigned as an alternate Board member.  
Antonio Corcella is the only alternate Board member.

The next Zoning board meeting is scheduled for March 24, 2022.

AT recused from the public hearing.  
AT left the meeting 6:10PM.

**TRUSTEE REPORT:**

- The BOT Public Hearing forthcoming regarding an amendment to short term rental code.
- The BOT held a public hearing on 2/7/22 regarding restoration of the bluff in the Country Club area
- Ice Festival last weekend was a success.



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**6:30PM PUBLIC HEARING**

**123 Arlington Avenue**

**Application:** #566-21

**SCTM:** Sec.11, Blk.2 Lot 2.4

**Zoning:** R-B2 Residential District

**Property Owner:** William & Kathianne Snaden

**Applicant:** William & Kathianne Snaden

**Description:**

Applicant requests permission to construct an in-ground pool forward of the front foundation line of the dwelling along Jayne Avenue. Section 250-11C (3) of the code requires that pools must be located within either the rear or side yard of a property.

Applicant requests permission to construct a pool house and a shed connected by a covered breezeway forward of the front foundation line of the dwelling along Jayne Avenue. Section 250-28 prohibits accessory buildings to project nearer to the street on which the principal building fronts.

Present: William & Kathianne Snaden  
Applicant is a Village Trustee.

LR staff report distributed to the Board members and the applicant.

WS presented the application.

He explained that the property fronts on Jayne Avenue & Arlington Avenue creating two front yards.

Exhibit A: Photos presented by the applicant.

Public comments were submitted in writing, there were no public comments present live.

Exhibit B:

- 2/8/22 letter from John & Renee Nielsen (neighbor adjacent to the South on Jayne).
- 2/7/22 letter from Kenneth & Lauren Auerbach (neighbor adjacent to the north on Jayne).

SEQRA: Type II action requiring no further environmental review.

7:00PM AC moved to close the public hearing, LB second, vote 4-0, unan.

(Certified Transcript – Jennifer Campbell, Stenographer)



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**POST WORKSESSION**

The Board reviewed the five criteria pursuant to an area variance.

MB moved to approve the application as presented, LB second, vote 4-0, unan.

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Meeting ended 7:20PM.

*Respectfully submitted, Cindy Suarez, Secretary to the Planning & Zoning Board*