



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

Secretary
Cindy Suarez

**APRIL 28, 2022
ZBA MEETING MINUTES**

PRESENT:

Mark Brosnan, Chairman
Dan Russo
Andrew Thomas
Lou Bekofsky
Tracy Stapleton
Antonio Corcella, Alternate
Richard Harris, Deputy Village Attorney
Lisa Rickmers, Village Planner
Cindy Suarez, Secretary to the Zoning Board
Rebecca Kassay, Trustee/Liaison

ABSENT:

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The Board convened at 6:00PM in the first-floor conference room at Village Hall, 121 West Broadway, Port Jefferson, NY 11777.

6:00PM GENERAL BUSINESS:

MB moved to approve the 2/8/22 draft minutes, AC second, vote 4-0 unan. (AT was recused from the 2/8/22 public hearing, TS was absent from the vote)

The next Zoning board meeting is scheduled for May 26, 2022.



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Alison LaPointe has resigned from her position with the Village. Richard Harris introduced himself as the Deputy Village Attorney and the Interim Department Head for Building & Planning.

The Board reviewed the applications scheduled for public hearing at 6:30PM.

TRUSTEE REPORT:

- Potential changes to the Bed & Breakfast codes to include:
 - Clarify whole houses may not be rented short term
 - Update B&B codes to allow sections of the home to be rented without adding additional entrances.
- Six-acre parkland near Highland Blvd Committee drafting a proposal to be presented at the next BOT meeting.
 - Densely planted park environment restoration park
 - Walking path with interacting features
 - Phase II to include a Landscape Designer
 - Funds to come from Ecological Restoration Grant money, Apartment Parkland fees and Northwell donations.
- Texaco Park improvements
- Country Club provides no tennis this year
- The lower bluff wall to be repaired in July 2022



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6:30PM PUBLIC HEARINGS

224 LIBERTY AVE

Appeal No. #567-22

SCTM: Sec.16, Blk.6, Lot 8

Zoning: RB-2 Residential

Property Owner: Kim Lynn Lehnert

Applicant: Kim Lynn Lehnert c/o Andrew Malguarnera

Contact: Andrew Malguarnera

Applicant seeks permission to maintain an existing 6' stockade fence forward of the front foundation where Section 250-28C (4) (a) of the code prohibits fencing in excess of 3 feet in height in that location and requires that fencing must be of open wood type construction.

Present: Andrew Malguarnera

Lisa Rickmers' 4/28/22 staff report was forwarded to the presenter and the Board members.

Applicant requests to maintain the existing 6 ft. stockade fence in the front yard for proposed pool. The neighbor across the street has no objections.

The property is a corner lot with two front yards. The fence is necessary as a safety fence that will enclose the proposed pool in the side yard.



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The Board deliberated the five criteria of an area variance with the Presenter.

There were no comments from the Board or the public.

AT moved to close the public hearing for this application, TS second, vote 5-0, unan.

2 LOWELL PL

Appeal No. #568-22

SCTM: Sec.15, Blk.4, Lot 21

Zoning: RB-2 Residential

Property Owner: Jeffrey Cohen & Alexandra Browne

Applicant: Jeffrey Cohen & Alexandra Browne

Contact: Jeffrey Cohen & Alexandra Browne

Applicant seeks permission to install a black aluminum fence measuring 4 feet to 4.6 feet forward of the front foundation of the subject dwelling along Old Post Road where Section 250-28C (4) (a) of the code prohibits fencing in excess of 3 feet in height in that location and requires that fencing must be of open wood type construction.

Present: Jeffrey Cohen

Lisa Rickmers' 4/28/22 staff report was forwarded to the presenter and the Board members.



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Mr. Cohen presented his application. He explained that there are two front yards and is proposing a decorative aluminum fence for safety and security reasons.

The Board deliberated the five criteria of an area variance with the Presenter.

There were no comments from the Board or the public.

AT moved to close the public hearing, TS second, vote 5-0, unan.

(Certified Transcript – Jennifer Campbell, Stenographer)

POST WORKSESSION

224 Liberty Avenue

SEQRA: Type II action requiring no further environmental review.

MB moved to approve the two variances requested subject to the condition that the property owner move the existing fence to the property line and out of the Village right-of-way, TS second, vote 5-0, unan.

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2 Lowell Place

SEQRA: Type II action requiring no further environmental review.

MB moved to approve the application as presented, AT second, vote 5-0, unan.

Meeting ended 7:15PM.

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