



**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

**June 23, 2022
ZBA MEETING MINUTES**

PRESENT:

Mark Brosnan, Chair
Lou Bekofsky
Dan Russo
Tracy Stapleton
Antonio Corcella, Alternate Board Member
Cindy Suarez, Secretary to ZBA
Tom Murawski, RA c/o JRH Consulting Engineers, DPC

ABSENT:

Andrew Thomas, Board Member
Richard Harris, Deputy Village Attorney.
Rebecca Kassay, Village Trustee/Liaison

The Zoning Board meeting was held at Village Hall, 121 W. Broadway, Port Jefferson in the second-floor court room. Work Session began at 6:00PM, Public Hearing began at 6:30PM.

6:00PM GENERAL BUSINESS:

- Next ZBA meeting 7/28/22
- No Trustee Report
- Introduce Tom Murawski, RA c/o JRH Consulting Engineers, DPC as Consultant to the Planning & Zoning Boards
- Antonio Corcella, Alternate Board Member will sit as a Board member this evening in place of Andrew Thomas.
- MB moved to approve the 4/28/22 draft minutes, DR second, vote 4-0, unan.



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6:30PM PUBLIC HEARINGS:

304 MAIN ST

Appeal No. #569-22
SCTM: Sec.12, Blk.7, Lot 33
Zoning: C-1 Commercial District
Property Owner: 304 Main St. Inc.
Applicant: Billie Phillips
Contact: Woodhull Expediting, Inc. c/o Amy DeVito

The Applicant seeks permission to construct a 32.4' x 18.9' rear deck

Per VPJ Code Chapter 250, Attachment 2: Bulk and Parking Regulations for Nonresidential and Mixed-Use R-O Structures:

- The proposed deck and stairs will increase the degree of non-compliance of the existing side yard setback. 2.2 feet is proposed, where the code requires "12 foot. minimum if provided".
- Applicant requests a 5-foot rear yard setback where 10 feet. is required.
- Applicant requests a 5-foot setback from the nearest curb where 12 feet. is required.

Presenter: Amy DeVito of Woodhull Expediting, Inc. (AD)

AD confirmed that she submitted the affidavit of mailing/posting and received the 6/22/22 Staff Report by T. Murawski, RA.

The referenced application is currently under site plan review by the Planning Board for the proposed deck. The Planning Board referred the applicant to the Zoning Board for the required variances.

AD presented the application and answered the Board's questions.

Exhibit A: Dumpster Easement Agreement 3/31/22.

There were no public comments.

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



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The Planning Board is Lead Agency on the subject application. The application is an unlisted action and does not require further environmental review.

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

POST WORK SESSION:

TS announced that she will recuse from the vote.

The Board deliberated the five criteria applicable to an area variance.

#1) The proposed deck and stairs will increase the degree of non-compliance of the existing side yard setback. 2.2 feet is proposed, where the code requires "12 foot. minimum if provided".

MB moved to approve the request #1 as presented, AC second, vote 4-0, unan.

#2) Applicant requests a 5-foot rear yard setback where 10 feet is required.

MB moved to deny the request as presented, AC second to deny, DR voted yes, LB voted yes. The motion to approve failed as there is not a majority.

#3) Applicant requests a 5-foot setback from the nearest curb where 12 feet. is required.

MB moved to approve the request as presented, AC second, vote 4-0, unan.

Meeting ended 8:45PM.

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