



**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
Antonio Corcella
(alternate)
Secretary
Cindy Suarez

July 28, 2022

ZONING BOARD OF APPEALS AGENDA

The Inc. Village of Port Jefferson Zoning Board of Appeals meeting will be held at Village Hall located at 121 West Broadway, Port Jefferson, N.Y. 11777 in the second-floor courtroom. A pre-hearing work session will begin at 6:00PM. Public Hearings will begin at 6:30PM.

Please note that the Board may add, delete, or change the order of applications on the agenda, as it deems appropriate without further notice.

6:00PM GENERAL BUSINESS:

- Adopt & approve the 6/23/22 draft minutes
 - Trustee Report
 - Next ZBA meeting 9/22/22
-

6:30PM PUBLIC HEARINGS:

126 ROOSEVELT AVE.

Appeal No. #570-22

SCTM: Sec.19, Blk.3, Lot 8

Zoning: R-B2 Residential District

Property Owner: Suzanne Fischer

Applicant: Suzanne Fischer

Contact: Eve Millner, Representative of Swim King Pools

The Applicant seeks to construct a 20' x 38' rectangular inground swimming pool and to place associated pool equipment within a required front yard of the subject property. In addition, the applicant seeks to install a five-foot-tall iron-type fence enclosure to surround the pool, and a rectangular shed exists in the required front yard, which benefits from CO 4011-05.

1. A variance from Port Jefferson Village Code 250-11(c)(3)(a) is necessary to build the pool and locate the associated pool equipment in the required front yard. The code section requires pools to be built only in the side or rear yards.
2. A variance from Port Jefferson Village Code 250-28 (c)(4)(a) is necessary to install a five-foot-tall iron -type fence in the required front yard. The code section requires fences in the front yard to be no higher than three feet, and to be open-wood type construction.



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3. A variance from Port Jefferson Village Code 250-28(a) is necessary to maintain the existing shed in the required front yard. The code section requires accessory structures to be built only in the side or rear yards.
