



**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

**July 28, 2022
ZBA MEETING MINUTES**

PRESENT:

Mark Brosnan, Chair
Lou Bekofsky
Dan Russo
Andrew Thomas
Antonio Corcella, Alternate Board Member
Rich Harris, Deputy Village Attorney, Director Building & Planning
Cindy Suarez, Secretary to the Planning & ZBA Boards
Tom Murawski, RA c/o JRH Consulting Engineers, DPC
Rebecca Kassay, Trustee-Liaison

ABSENT:

Tracy Stapleton

*The Zoning Board meeting was held at Village Hall, 121 W. Broadway, Port Jefferson.
Work Session began at 6:00PM, Public Hearing began at 6:30PM.*

GENERAL BUSINESS:

- Next ZBA meeting 9/22/22
- Antonio Corcella, Alternate Board Member will sit as a full participating Board member in Tracy Stapleton's absence.
- LB moved to approve the 6/23/22 draft minutes as amended, MB second, vote 4-0, unan. (AT absent on 6/23/22-no vote)

TRUSTEE REPORT:

- The VOPJ CAC Committee is researching Bamboo Codes in other Municipalities for an invasive species management program discussion.
 - The VOPJ Rental code is being researched for revisions.
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PUBLIC HEARING:

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.

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.

Present: Eve Millner, c/o Swim King Pools

EM presented the application and reviewed the five criteria of the variances requested.

EM stated that the proposed pool will be in the same location, but the shape will change from oval to rectangle and the pool equipment to be placed within the fencing of the existing pool now.

The Board requests arborvitae landscaping to screen the pool equipment.

EM stated the property owner's concern of the cost of open wrought iron fence.

Planning and Building Department to inspect and approve the spec sheets for the fence if not open type iron as proposed.

EM presented the 1978 property survey showing the existing shed and original permit application. EM stated that the shed will not change location.



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~~The Board clarified that the application is for lots #8 & #14.~~

EM presented the deed with both lots #8 and #14 included in the description.

The Board members read each of the five criteria with the applicant.

There were no public comments.

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

Certified Transcript, Jennifer Campbell, Stenographer

POST WORK SESSION:

1. MB moved to approve variance #1 for lots 8 & 14 with the condition to screen the pool equipment with landscaping, LB second, vote 5-0, unan.
2. MB moved to approve variance #2 for with the condition to have the fence type criteria be approved by the Building & Planning department and to allow the front yard fence facing Lincoln Avenue only, AT second, vote 5-0, unan.
3. MB moved to approve variance #3 for lots 8 & 14, AT second, vote 5-0, unan.

Meeting ended 7:30PM.

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