



**INCORPORATED  
VILLAGE of PORT JEFFERSON**

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

**Chair**  
Mark Brosnan  
**Members**  
Tracy Stapleton  
Andrew Thomas  
Dan Russo  
Antonio Corcella  
**Alternate Member**  
Alexia Poulos

**Secretary**  
Cindy Suarez

**DECEMBER 8, 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. 6:00PM Work session 6:30PM Public Hearings

*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 11/17/22 draft minutes
- Trustee Report
- Next ZBA meeting 1/26/23

**6:30PM PUBLIC HEARINGS:**

**419 EAST BROADWAY**

**Appeal No. #573-22**

**SCTM:** Sec.9, Blk.1, Lot 45.1

**Zoning:** R-B2 Residential District

**Property Owner:** Rosalie Alonso

**Applicant:** Ron Alonso

Applicant seeks relief from the Village Code for an existing inground pool.

Village Code §250-13(c), referencing §250-11(C)(3)(a), states that no part of a swimming pool shall be built nearer than 20 feet to any property lines. ZBA Decision #565-21 dated May 25, 2021 granted the Applicant relief therefrom, allowing the Applicant's pool to be built 18 feet from rear property line, and 14 feet from the eastern side property line. Nonetheless, the pool was constructed with a rear yard setback of only 11.8 feet, and an eastern side yard setback of 21.1 feet. The Applicant now seeks relief from the same code section, to allow the pool to remain 11.8 feet from the rear property line.

(Postponed from 11/17/22)



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**208 MICHIGAN AVENUE**

**Appeal No. #576-22**

**SCTM:** Sec.11, Blk. 5, Lot 11

**Zoning:** R-B2-Residential

**Property Owner:** Mary Jo & Christopher Teto

**Applicant:** Mary Jo & Christopher Teto

**Contact:** Mary Jo & Christopher Teto

Applicant seeks a relief from the Village Code to construct an addition to the principal structure.

The construction of the addition will leave less than ten feet between the principal structure and the accessory structure.

Village Code §250-28(A)(1)(b)(2) states that an accessory building, containing either passive or active accessory uses may be located in any required side or rear yard, provided that such building shall be set back five feet from any lot line and shall be located at least 10 feet from the principal building.

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