



**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
Tracy Stapleton
Andrew Thomas
Dan Russo
Alexis Polous(alternate)

Secretary
Cindy Suarez

**SEPTEMBER 22, 2022
ZBA MEETING MINUTES**

PRESENT:

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

ABSENT:

Tracy Stapleton

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

6:00PM GENERAL BUSINESS:

- Next ZBA meeting is scheduled for 10/20/22.
- MB moved to approve the 7/28/22 draft minutes as amended, AT second, vote 4-0, unan.

TRUSTEE REPORT:

- Drone footage of the bluff construction is available to view on the Village website.
 - Recharge basin construction on Oakwood Road is underway.
 - Drainage construction on Station Street for the Conifer project is underway.
 - Shared parking committee is seeking lots to manage and maintain.
 - Beautification planters and fall décor have begun decorating the streetscapes.
-



**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
Tracy Stapleton
Andrew Thomas
Dan Russo
Alexis Polous(alternate)

Secretary
Cindy Suarez

6:30PM PUBLIC HEARINGS:

102 HAWTHORNE STREET

Appeal No. #571-22

SCTM: Section 15, Block 3, Lot 12

Zoning: R-B2 Residential District

Property Owner: Paul Ryan & Anastasiya Hozyainova

Applicant: Larry Davis c/o Davis and Prager, P.C.

Contact: Larry R. Davis and Ana Hozyainova

Applicant seeks an area variance from Village Code §250-27(A), Attachment 3, "Bulk and Parking Regulations" to construct an external staircase leading into the existing finished basement within the existing single-family house on the subject site. The applicant seeks to construct the staircase leaving a side yard setback of 10 feet, where the minimum side yard setback in the RB-2 Zoning District is 18 feet.

Present: Larry Davis, Esq.& Anastasiya Hozyainova, property owner

Presentation was given by Larry Davis.

SCDH approval has been given.

Exhibit A: Surveys 107 & 114 Hawthorne Street.

There were no public comments to be heard.

MB moved to close the public hearing, AC second, vote 4-0, unan.



**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
Tracy Stapleton
Andrew Thomas
Dan Russo
Alexis Polous (alternate)

Secretary
Cindy Suarez

1QUINTIN COURT

Appeal No. #572-22

SCTM: Section 11, Block 4, Lot 14.1

Zoning: R-B2 Residential District

Property Owner: Joshua and Ellen Miller

Applicant: Joshua and Ellen Miller

Contact: Zachary D. Dubey, Esq

Applicant seeks the following variances:

1) An area variance from Village Code §250-28(a)(1)(b)(2) for a pre-existing retaining wall that was rebuilt within 5" of the rear property line of the subject property, where a 5-foot setback is required.

(2) An area variance from Village Code §250-28(a)(1)(b)(2) for pool equipment that was installed (pursuant to Building Permit #3966 and benefitting from a Certificate of Compliance issued 10/31/2014) within one foot of the side property line of the subject property, where a 5-foot setback is required.

Present: Zachary Dubey, Esq., Joshua Miller, property owner & Douglas Adams, Engineer

Presentation was given by Zachary Dubey.

Exhibit A: Letters from neighbors unopposed.

Exhibit B: Engineers report from Douglas Adams

Exhibit C: Photos

Public comments were heard.

MB moved to close the public hearing, AT second, vote 4-0, unan.

7:05PM public hearings closed (Stenographer: Jennifer Campbell)



**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
Tracy Stapleton
Andrew Thomas
Dan Russo
Alexis Polous(alternate)

Secretary
Cindy Suarez

DECISIONS:

1 QUINTIN CT.

SEQRA: Type II action requiring no further environmental review.

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

Variance #2: MB moved to approve the request as presented, AT second, vote 4- 0, unan.

102 HAWTHORNE ST.

SEQRA: Unlisted Action

AT moved to approve the variance requested, DR second, vote 3-0, (AC abstained). "Inground external stairwell & guardrail to be in accordance with plans submitted 9/22/22".

Meeting ended 8:00PM.

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