



**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
Alexia Poulos(alternate)

Secretary
Cindy Suarez

**DECEMBER 8, 2022
ZBA MEETING MINUTES**

PRESENT:

Mark Brosnan, Chair
Tracy Stapleton
Dan Russo
Antonio Corcella
Rich Harris, Deputy Village Attorney, Director Building & Planning
Joe Sanzano, Village Planner
Cindy Suarez, Secretary to the Planning & ZBA Boards

ABSENT:

Andrew Thomas
Alexia Poulos, Alternate Board Member
Kathianne Snaden, Trustee- Liaison

*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.*

GENERAL BUSINESS:

- The next ZBA meeting is 1/26/23.
- The Board may add a meeting on 1/12/23.
- MB moved to approve the 11/17/22 draft minutes as amended, TS second, vote 4-0, unan.

PUBLIC HEARINGS: (Stenographer, Jennifer Campbell)

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



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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)

Present: Ron Alonso

Mr. Alonso presented the application and the timeline of events.

Mr. Sanzano gave a staff presentation.

On May 25, 2021, the ZBA granted variances for a 14-foot setback from the easterly side yard and a 18-foot setback from the rear yard.

The swimming pool was built 21.1 foot from the side yard and 11.8 feet from the rear lot line.

Violations were issued by the Senior Building Inspector.

The applicant chose to seek a new variance instead of rebuilding the pool.

SEQRA: Type II action and not subject to review.

The Board discussed the five criteria of an area variance with Mr. Alonso.

There were no public comments.



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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.

Present: Mary Jo & Christopher Teto, Property Owners & William Brady, RA c/o WFC Architect

Mr. Brady presented the application.

Mr. Sanzano gave a staff presentation.

A building permit was issued for addition to the principal structure.

Routine inspection determined the addition was less than 10 feet from the accessory structure and a stop work order was issued.

SEQRA: Type II action and not subject to review.

The Board discussed the five criteria of an area variance with Mr. Alonso.

There were no public comments.

6:55PM MB moved to close the public hearing portion of the meeting, TS second, vote 4-0, unan.



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DECISIONS:

208 Michigan Avenue

MB moved to approve the application as presented, TS second, vote 4-0, unan.

419 East Broadway

RH called Mark Viseckas, Sr. Building Inspector on the phone to verify the 4/1/22 site visit measurements.

MB moved to deny the application based on the five criteria and the following items:

- The contractor not present.
- There were no affidavits or testimonies from contractor or neighbors.
- Updated survey showing the pool as it currently exists not presented.
- There was opportunity to relocate pool.

AC second, vote 4-0, unan.

Meeting ended 8:00PM.

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