



**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

**February 23, 2022
ZBA MEETING MINUTES**

PRESENT:

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

ABSENT:

Alexia Poulos, Alt Board Member

*The Zoning Board meeting was held at Village Hall, 121 W. Broadway, Port Jefferson, NY 11777
Work Session began at 6:00PM, Public Hearings began at 6:30PM.*

GENERAL BUSINESS:

- The next scheduled ZBA meeting is 3/23/23.
- NYPF Conference 4/16/23-4/18/23 (registration closed)

PUBLIC HEARING: (Stenographer, Jennifer Campbell)

242 East Broadway

Appeal No. #578-23

SCTM: 206-009-005-003

Zoning: R-B2 Residential District

Property Owner: Michelino Puopolo and Elham Safaie

Applicant: Joseph Walker c/o Double Check Builders, Inc.

Contact: Joseph Walker c/o Double Check Builders, Inc.

Description: Applicant requests the following area variances for a proposed one-story rear addition and a framed deck.

1. The required minimum principal side yard setback is 18 feet, and the proposed addition is set back 11.4 feet from the easterly lot line and 10.9 feet from the westerly lot line pursuant to Port Jefferson Village Code Chapter 250, Attachment 3: Bulk and Parking Requirements for Residential Structures.
- 2.



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-
3. The required minimum total side yard setback is 40 feet, and the proposed total side yard setback is 23.3 feet pursuant to Port Jefferson Village Code Chapter 250, Attachment 3: Bulk and Parking Requirements for Residential Structures.

The public hearing opened at 7:15PM.

Present: Joe Walker c/o Double Check Builders, Inc.

There was no public present.

MB moved to adjourn the public hearing to March 23, 2023, TS second, vote 5-0, unan.

The public hearing was adjourned at 7:20PM.

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