



**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

**MARCH 23, 2023
ZBA MEETING MINUTES**

PRESENT:

Mark Brosnan, Chairman
Tracy Stapleton
Dan Russo
Rich Harris, Deputy Village Attorney, Director Bldg. & Planning
Cindy Suarez, Secretary to the Planning & Zoning Boards

ABSENT:

Andrew Thomas
Antonio Corcella
Alexis Poulos
Joe Sanzano, Planner

*The Zoning Board meeting was held at Village Hall, 121 W. Broadway, Port Jefferson, NY 11777
Work Session began at 6:45PM, Public Hearings began at 7:00PM.*

GENERAL BUSINESS:

- The meeting was delayed to 6:55PM start.
- The next scheduled ZBA meeting is 4/27/23.
- NYPF Conference 4/16/23-4/18/23 (registration closed)
- MB moved to approve the 2/23/23 draft minutes, TS second, vote 3-0, unan.

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.



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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. 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 6:55PM.

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

The following exhibits were presented:

Exhibit A: Certificate of Compliance for inground swimming pool & Violations satisfied.
Exhibit B: Survey March 9, 2023.
Exhibit C: Plans for proposed addition & deck.

The Board reviewed the five criteria of an area variance test with Mr. Walker.

There were no comments from the public.

TS moved to close the public hearing, DR second, vote 3-0, unan.

Post work session:

The application was listed as a Type II action pursuant to SEQRA.

The Board reviewed the answers to the five criteria of an area variance test.



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1. MB moved to grant an area variance from Port Jefferson Village Code Chapter 250, Attachment 3: Bulk and Parking Requirements for Residential Structures allowing the proposed addition to be situated leaving a setback from the easterly side yard lot line of 11 feet, where an 18-foot total setback is required, based on the March 9, 2023, survey, TS second, vote 3-0, unan.
2. MB moved to grant an area variance from Port Jefferson Village Code Chapter 250, Attachment 3: Bulk and Parking Requirements for Residential Structures allowing the proposed addition to be situated leaving a setback of 11.5 feet from the westerly lot line, where an 18-foot total setback is required, based on the March 9, 2023, survey, TS second, vote 3-0, unan.
3. MB moved to grant an area variance from Port Jefferson Village Code Chapter 250, Attachment 3: Bulk and Parking Requirements for Residential Structures allowing the proposed addition to be situated leaving a total side yard setback of 22.5 feet, where a 40-foot total side yard setback is required, based on the March 9, 2023, survey, second by TS, vote 3-0, unan.

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