



**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

**OCTOBER 26, 2023
ZBA MEETING MINUTES**

PRESENT:

Mark Brosnan, Chairman
Antonio Corcella
Dan Russo
Tracy Stapleton
Cindy Suarez, Secretary to the Planning & Zoning Boards

ABSENT:

Andrew Thomas
Alexia Poulos
Joe Sanzano, Planner

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

6:00PM GENERAL BUSINESS:

The next ZBA meeting is 11/30/23.

MB moved to approve the 3/23/23 draft minutes, TS second, vote 3-0, unan. (AC no vote)

MB moved to approve the 7/27/23 draft minutes, DR second, vote 3-0, unan. (TS no vote)

6:30PM PUBLIC HEARINGS: *(Stenographer, Jennifer Campbell)*

5 Deerfield Ct.

Appeal No. #ZB-002-23

SCTM: 206-0014-005-0045

Zoning: R-B1 Residential District

Property Owner: Joseph Fontana Trustee

Applicant: Amelia Fontana, Trustee

Contact: Amelia Fontana, Trustee

Description: Retaining walls

Action: Public Hearing

1. Applicant requests permission to install an accessory retaining wall structure approximately 2 1/2 feet of the westerly side yard. Village Code §250-28.
A.(1)(b)[2] requires a 5 feet setback.



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Present: Amelia & Joseph Fontana, Property Owners & Shane Egan, All Tech Industries

The presentation was given by the property owners and their representative.

The five criteria were deliberated between the Board Members.

There were no public comments.

TS moved to close the public hearing, DR second, vote 4-0, unan.

2 Quintin Ct.

Appeal No. #ZB-001-23

SCTM: 206-0011-004-0014.7

Zoning: R-B2 Residential District

Property Owner: Grace & Kenneth Leyhane

Applicant: Grace & Kenneth Leyhane

Contact: Grace & Kenneth Leyhane

Description: Proposed Inground swimming pool.

Action: Public Hearing

1. Village Code §250-11. C. (3) requires a 20 feet setback. Applicant proposes a 9.17-foot setback to the rear (easterly) lot line.
2. Village Code §250-11. C. (3) requires a 20 feet setback. Applicant proposes 5.17-foot setback to the side (northerly) lot line.
3. Village Code §250-28. A. (1) (a) requires not more than 30% aggregate of all accessory structures in rear or side yard. Applicant proposes 33.6% in rear yard.

Present: Grace & Kenneth Leyhane, property owners



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The presentation was given by the property owners.

Exhibit A: Six letters submitted by neighbors all in favor of the proposed application.

The five criteria were deliberated between the Board Members.

There were no public comments.

TS moved to close the public hearing, DR second, vote 4-0, unan.

Public Hearings ended at 7:05PM.

Post Hearing Work Session

5 Deerfield Ct.

SEQRA:

The application is a Type II Action under SEQR and not subject to review.

DECISION:

MB moved to approve the applicant's request for a setback variance from Port Jefferson Village Code §250-28. A.(1)(b)[2] requesting a 0-to-2.5-foot setback along the west side yard, TS second, vote 4-0, unan.

2 Quintin Ct.

SEQRA:

The application is a Type II Action under SEQR and not subject to review.



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DECISION:

Variance#1

Grant a setback variance from Port Jefferson Village Code §250-11. C. (3) (a) swimming pool set back 20 feet from any lot line the applicant is requesting a 9.17-foot setback from the easterly side yard.

MB moved to approve the variance requested, AC second, vote 4-0 unan.

Variance #2

Grant a setback variance from Port Jefferson Village Code §250-11. C. (3) (a) swimming pool set back 20 feet from any lot line the applicant is requesting a 5.17-foot setback from the northerly side yard.

MB moved to approve the variance requested, AC second, vote 4-0, unan.

Variance #3

Grant a setback variance from Port Jefferson Village Code §250-28. A. (1) (a) The aggregate of all accessory structures shall not occupy more than 30% of the required rear of side yard the applicant is requesting a 33.6%.

MB moved to approve the variance requested, TS second, vote 3-1, (AC-nay)

The meeting ended at 8:15PM.

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