



**INCORPORATED
VILLAGE of PORT JEFFERSON**

121 West Broadway
Port Jefferson, NY 11777
Tel. (631) 473-4744 Fax (631) 473-2049
www.portjeff.com

ZONING BOARD of APPEALS

Chair
Lee Rosner

Members
Michael Verruto
Mark Brosnan
Jack Giannola
Alison LaPointe
Alternate Member
Tracy Stapleton,
Secretary
Cindy Suarez

ZBA MINUTES

February 11, 2010

PRESENT:

Lee, Rosner, Chairman
Michael Verruto, Member
Mark Brosnan, Member
Alison LaPointe, Member
Tracy Stapleton, Alternate Member

ABSENT:

Margot Garant, Liaison
Jack Giannola, Member

A business meeting was held at 7:00PM in the first floor conference room at Village Hall, 121 West Broadway, Port Jefferson, N.Y. 11777.

On a motion made by Mr. Brosnan, seconded by Mr. Rosner, the Board approved the 1/14/10 meeting minutes.

Sound Express, LLC

**1. Appeal No. 398-08CK Section 7, Block 1, Lot 5
Hawkins, Webb, Jaeger PLLC for H. Jacobson c/o Sound Express LLC
East side of Beach St.**

Applicant requested the following interpretations:

§250-22 C.(3) under the provisions of §250-49 A.(1) for the definition of boat service, repair and storage facilities.

Mr. Rosner made a motion that the Board finds boat fabrication to not be the same as boat repair and the code to be clear on the specific conditional uses permitted under §250-22 C (3). The ZBA finds, pursuant to findings, that the Building Inspector has made the proper determination as specified in its denial letter of November 2, 2009. Mr. Brosnan seconded the motion. The vote was 3-1. Rosner, LaPointe and Brosnan – YEA, Verruto – NAY

§250-22 E. (1) & E. (2) under the provisions of §250-49 A. (1) for the definition of Prohibited Buildings.

Mr. Rosner made a motion that the Building Inspector had not made a proper determination as specified in his denial letter of November 2, 2009, pursuant to findings. Additional detailed construction drawings for the proposed building should have been required before a determination on the building permit was made. Ms. LaPointe seconded the motion. The vote was 4-0, all in favor.

**2. Appeal No. 400-08RG Section 7, Block 1, Lot 9
Hawkins, Webb, Jaeger PLLC for H. Jacobson c/o Sound Express LLC
Northwest corner of Beach Street & Sheldrake Ave.**

Interpretation of §250-22 B. (2) under the provisions of §250-49 A. (1) for the definition of a ferry terminal: cargo limited to passenger cars and light trucks (not exceeding five tons). The property is located on the northeast corner of Beach Street & Sheldrake Avenue.

Ms. LaPointe made a motion that the ZBA finds, pursuant to findings, that the Building Inspector made the proper determination as specified in its denial letter of November 2, 2009. Mr. Brosnan seconded the motion. The vote was 4-0, all in favor.

The meeting ended at 9:15 PM.

Respectively submitted,

Cindy Suarez, Secretary to the Zoning Board of Appeals