



**INCORPORATED
VILLAGE of PORT JEFFERSON**

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

ZONING BOARD of APPEALS

Chair
Alison LaPointe

Members
Michael Verruto
Mark Brosnan
Jack Giannola
Tracy Stapleton

Secretary
Cindy Suarez

June 30, 2011

ZBA MINUTES

PRESENT:

Alison LaPointe, Chair
Tracy Stapleton
Mark Brosnan
Trustee Rosner

ABSENT:

Michael Verruto
Jack Giannola

The Board convened at 7:00PM in the Village Hall conference room.

TRUSTEE REPORT:

Building department renovations are still underway.

GENERAL BUSINESS:

On a motion made by Mr. Brosnan, second by Ms. LaPointe, the minutes of 4/28/11 were approved, vote 3-0.

PUBLIC HEARINGS: (CERTIFIED TRANSCRIPT)

- 1. Appeal No. 445-11MB**
Section 12, Block 7, Lot 35
Joseph Ciardullo c/o C'est Cheese
216B Main Street
District: C-1
Present: Joseph Ciardullo, applicant & Karen Tucci, Attorney

Applicant is requesting an area variance from the provisions of Village code section 250-18(B) (8) (a) for a restaurant use within 182' of an R-O residential district where 200' is required.

- No wait staff
- No vent hoods
- No dinner menu
- No deliveries
- Over counter sales
- Sandwiches, salads, cheese, wine
- Seating area 16 seats
- Health Dept approved

The public spoke in full support.

To date there is no response from SCPC.



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Mr. Brosnan made a motion to close the hearing, second by Ms. Stapleton, all in favor vote 3-0.

See Certified Transcript.

Ms. Stapleton made a motion to approve the application subject to findings, second by Mr. Brosnan, all in favor vote 3-0.

Mr. Brosnan made a motion to declare this application a Type II SEQRA action, second by Ms. LaPointe, all in favor vote 3-0.

The meeting ended at 8:00PM.

Respectively submitted,

Cindy Suarez, Secretary to the Zoning Board of Appeals