



**INCORPORATED
VILLAGE of PORT JEFFERSON**

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ZONING BOARD of APPEALS

Chair
Alison LaPointe

Members
Michael Verruto
Mark Brosnan
Jack Giannola
Tracy Stapleton

Secretary
Cindy Suarez

ZBA MINUTES

September 2, 2010

PRESENT:

Alison LaPointe, Chair Michael Verruto
Tracy Stapleton Jack Giannola
Mark Brosnan

7:00PM GENERAL BUSINESS

Ms. LaPointe welcomes Ms. Stapleton as a permanent Board member.

7:30PM PUBLIC HEARINGS:

- 1. Appeal No. 432-10MV
Section 12, Block 8, Lot 24
Robert Brown
204 Randall Avenue
Zoning: RB-2**

Applicant seeks a Certificate of Existing Use in accordance with section 250-49(D) for an existing two story dwelling with one story cottage and detached shed.

Present: Sal Malguarnera, Expediter

9/2/10 letter from applicant permitting Mr. Malguarnera to represent the application was read into the record.

Mr. M. submitted the following:

- Certified tax search 1958-1959
- Photographs of block foundation

The Board requests an Ariel prior to 1959 and an updated survey showing rear yard setback.

No public comments.

Mr. Verruto made a motion to hold the hearing open until 10/7/10, second by Mr. Giannola, vote was unanimous.

2. Appeal No. 433-10MV
Section 17, Block 1, Lot 15
Mary Dernbach, Expediter for Jacqueline Lewis
834 High Street
Zoning: RB-2

Applicant seeks a Certificate of Existing Use in accordance with section 250-49(D) for an existing two story dwelling with wood deck and detached garage.

Present: Mary Dernbach

CEU request is for dwelling & detached garage only. Deck has CO.
The following was submitted;

- Town of Brookhaven Dept of Assessors report for garage (1920) and dwelling (1920).
- Hawkins Webb Oct 1963 survey showing dwelling & garage.
- Letter of affidavit from Mr. & Mrs. Coyle.
- Photographs from 1935 – 1945.
- Letter of construction evaluation from Llewewyn Johnson, Architect.

No public comments.

Mr. Verruto made a motion to close the hearing, second by Mr. Brosnan, vote unanimous.

Ms. LaPointe made a motion to declare the application a Type II action as per Section 175C19 of NYS SEQRA reqs, and Section 1292A of the Village Code, second by Mr. Verruto, vote unanimous.

Mr. Brosnan made a motion to approve the application subject to conditions as follows, second by Mr. Verruto, vote unanimous.

- Notarized letter from Mr. & Mrs. Coyle.
- Updated survey showing missing setbacks.

The meeting ended at 9:00PM.

Respectively submitted,

Cindy Suarez, Secretary to the Zoning Board of Appeals