



**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

SEPTEMBER 29, 2011

ZBA MINUTES

PRESENT:

Alison LaPointe, Chair
Tracy Stapleton
Mark Brosnan
Jack Giannola

ABSENT:

Michael Verruto

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

GENERAL BUSINESS:

On a motion made by Mr. Brosnan, second by Ms. LaPointe, the minutes of 6/30/11 were approved, vote 3-0.
(Mr. Giannola recused).

PUBLIC HEARINGS: (CERTIFIED TRANSCRIPT)

- 1. Appeal No. 448-11MV**
Section 17, Block 5, Lot 11.1
Applicant: Stony Hill PJ LLC
1217 Main Street District: R-O
Present: Kevin Reilly, Attorney & Doug Norton, property owner

Applicant is requesting the following area variances from the provisions of Village code to convert a portion of a single family dwelling to a non medical professional office:

Section 250-27A:

- Lot area 13759 sq ft where 18500 sq ft is required.
- Lot width 111 ft where 125 ft is required.
- Front yard setback 21.9 ft where 40 ft is required.
- Minimum side yard setback 19.5 ft where 25 ft is required.
- Total side yard setback 34 ft where 60 ft is required.

Section 250-27D (1) (e):

- Gravel parking surface where paved parking surface is required.

Section 250-16B (2) (a):

- Parking in front yard where parking is not permitted.

Applicant's representative requested permission to come back for a rehearing.

Mr. Brosnan made a motion to postpone hearing merits of the case until next hearing. No opposition.

Mr. Brosnan made a motion to close the hearing, vote unan.



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After consideration of the testimony of the applicant and the current and previous applications by this Board, no member was willing to make a motion to rehear this matter. The request for a rehearing is thereby denied.

2. Appeal No. 446-11MB

Section 17, Block 1, Lot 17.1

Applicant: Alicia Kirschenheiter & Sheryl Ferrin

210 Chestnut Street

District: RB-2

Present: Ricardo Cervini, Expediter

Applicant is requesting an area variance from the provisions of Village code section 250-28(C) (4) (a) & (b) to install a 5 ft fence in front yards of property to contain dog in yard.

Exhibit A: Survey 4/21/1884

Denise Harrington's 9/26/11 staff memo was given to the Mr. Cervini.

Mr. Cervini needs time to discuss the staff memo with the applicant.

Mr. Brosnan made a motion to hold the hearing open until the next hearing on 10/27/11, vote unan.

3. Appeal No. 447-11JG

Section 12, Block 10, Lot 30

Applicant: Priscilla Macduff

118 South Street

District: RB-3

Present: Priscilla Macduff

Applicant is requesting an area variance from the provisions of Village code section 250-40(B) for a front yard setback of 12' ft where 14.4' ft is required to construct a front porch.

Exhibit A: Ariel photograph 1885

Exhibit B: Ariel photograph 1897

Exhibit C: 4 x 6 color photographs

Mr. Giannola made a motion to close the hearing, vote unan.

Ms. LaPointe made a motion to recognize the application as a Type II application, vote unan.

Mr. Giannola made a motion to grant the variance for an 8.3 ft. front yard setback for roofed over wood porch, vote unan.

The meeting ended at 10:00PM.

Respectively submitted, *Cindy Suarez, Secretary to the Zoning Board of Appeals*



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