

**Village of The Branch – Zoning Board of Appeals**  
**July 25, 2023**  
**Track #72**

The Village of The Branch Zoning Board of Appeals was held in the Village Hall, 40 Route 111, Smithtown, NY 11787, at seven thirty p.m. on July 25, 2023.

Members Present:	Chairman	Joseph Magliato
	Member	Charles Robelen
	Member	Evan Dick

Others Present: Christine Cozine, Village Clerk

The ZBA Meeting was called to order by Chairman Joseph Magliato at 7:33pm. This meeting was to discuss 62 Birchbrook Drive application for a proposed roof over with retractable screens.

Christina Brabin of Morano Expediting 2938 Hempstead Tpke, Levittown, NY, representing the homeowner Michael Kinane, 62 Birchbrook Drive, Smithtown, NY. Mr. Kinane is looking for relief from the Board for a life room (benefit of an awning with screens) manufactured by Life Seasons, which will enable him to convert to a screened room. He currently has an old awning. He is proposing a 34.22 setback which would be a 5.78-foot relief. There is a high ground water table and the house floods, so if this is done, he can put on gutters. Having retractable screens will allow them to enjoy the outdoor experience.

Member Robelen made a **motion** to close the public meeting. Member Dick seconded the motion which was approved unanimously.

Roll vote: J. Magliato – Yes, C. Robelen – Yes, E. Dick - Yes

Discussion ensued and Chairman Magliato was concerned about the lighting. Member Robelen thinks it will look nice and went to the site visit and thinks it will look nice also.

Member Dick made a **motion** to approve 6ft setback variance for the life room at 62 Birchbrook Drive. Member Robelen seconded the motion.

Roll vote: J. Magliato – Yes, C. Robelen – Yes, E. Dick- Yes

Motion carried with unanimous approval.

Member Dick made a **motion** to accept January 2023 BZA minutes. Member Robelen seconded the motion which was approved unanimously.

Roll vote: J. Magliato – Yes, C. Robelen – Yes, E. Dick - Yes

Member Robelen made a **motion** to adjourn. Member Dick seconded the motion which was approved unanimously.

Roll vote: J. Magliato – Yes, C. Robelen – Yes, E. Dick - Yes

Respectfully submitted,  
Christine Cozine  
Village Clerk