February 27, 2020
ZBA MINUTES

PRESENT:
Mark Brosnan, Chairman
Andrew Thomas
Tracy Stapleton
Lou Bekosky
Dan Russo
Antonio Corcella, Alternate
A. LaPointe, Special Village Atty. Building & Planning
Lisa Rickmers, Village Planner
Cindy Suarez, Secretary to the Zoning & Planning Boards

ABSENT:
Bruce D’Abramo, Liaison/Trustee

The Board convened at 7:00PM in the first-floor conference room at Village Hall
121 W. Broadway, Port Jefferson, N.Y. 11777

GENERAL BUSINESS:
AT moved to approve the 1/23/20 draft minutes, MB second, vote 4-0 unan. (TS no vote)

PUBLIC HEARINGS

802 Chambers Court

Appeal No. #553-20
Location: Off Brewster Dr.
SCTM: Sec.13, Blk.3, Lot 26
Zoning: R-B2
Property Owner(s): John & Diane Dakers
Applicant: Andrew Malguarnera c/o Brookhaven Expeditors
Contact: Andrew Malguarnera c/o Brookhaven Expeditors
Applicant requests permission to maintain an upper level wood deck 18 feet by 23.3 feet in dimension, which is located 18.4 feet from the rear property line where the Code of the Village of Port Jefferson Section 250 Attachment 3 requires a 30 feet rear yard setback.

(Applicant’s 2/21/20 requests postponement to 3/26/20 due to improper mailing)

MB moved to accept the applicant’s 2/21/20 letter to request a postponement to 3/26/20 due to improper mailing, AT second, vote 5-0 unan.

116 West Broadway

Appeal No. #552-20
Location: Vacant Water Authority Bldg.
SCTM: Sec.12, Blk.1, Lot 3
Zoning: MW-2
Property Owner: West Ferry Office LLC
 Applicant: Erik Bjorneby c/o EAB Architectural Designs
Contact: Erik Bjorneby c/o EAB Architectural Designs

Applicant proposes a new structure at the subject site which will stand 36 feet 9 inches tall where Village Code Section 250-22A (1) limits the height of any building in this zone to 30 feet above the lowest elevation point along the site/rounds boundary.

Present: Erik Bjorneby c/o EAB Architectural Designs

Presentation was given by E. Bjorneby.

The Board discussed the application with E.B. to determine the five criteria of the area variance test.

Fred Hall, property owner spoke to comment on the property and mailing address.

There were no public present to comment.

TS moved to close the public hearing, LB second, vote 5-0, unan.

(Certified Transcript)
The Board moved to work session.

116 West Broadway

The Board deliberated and made no decision.

Application to be placed on the 3/26/20 calendar for decision.

Meeting ended 9:00PM.

Respectfully submitted, Cindy Suarez, Secretary