



**INCORPORATED
VILLAGE of PORT JEFFERSON**

121 West Broadway
Port Jefferson, NY 11777
Ph. (631) 473-4744 Fx (631) 473-2049
www.portjeff.com

ZONING BOARD of APPEALS

Chair
Mark Brosnan

Members
Jack Giannola
(Alternate)
Antonio Corcella
(Alternate)
Tracy Stapleton
Andrew Thomas
Lou Bekofsky
Dan Russo

Secretary
Cindy Suarez

**February 27, 2020
ZBA MINUTES**

PRESENT:

Mark Brosnan, Chairman
Andrew Thomas
Tracy Stapleton
Lou Befkosky
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



**INCORPORATED
VILLAGE of PORT JEFFERSON**

121 West Broadway
Port Jefferson, NY 11777
Ph. (631) 473-4744 Fx (631) 473-2049
www.portjeff.com

ZONING BOARD of APPEALS

Chair
Mark Brosnan

Members
Jack Giannola
(Alternate)
Antonio Corcella
(Alternate)
Tracy Stapleton
Andrew Thomas
Lou Bekofsky
Dan Russo

Secretary
Cindy Suarez

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)



**INCORPORATED
VILLAGE of PORT JEFFERSON**

121 West Broadway
Port Jefferson, NY 11777
Ph. (631) 473-4744 Fx (631) 473-2049
www.portjeff.com

ZONING BOARD of APPEALS

Chair
Mark Brosnan

Members
Jack Giannola
(Alternate)
Antonio Corcella
(Alternate)
Tracy Stapleton
Andrew Thomas
Lou Bekofsky
Dan Russo

Secretary
Cindy Suarez

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