



**INCORPORATED  
VILLAGE of PORT JEFFERSON**

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

**June 25, 2020  
ZBA MINUTES**

**PRESENT:**

Mark Brosnan, Chairman  
Tracy Stapleton  
Lou Befkosky  
Dan Russo  
Antonio Corcella, Alternate  
Bruce D'Abramo, Liaison/Trustee  
A. LaPointe, Special Village Atty. Building & Planning  
Lisa Rickmers, Village Planner  
Cindy Suarez, Secretary to the Zoning & Planning Boards

**ABSENT:**

Andrew Thomas

*The Board convened at 7:00PM via zoom posted live on YouTube.*

**7:00PM GENERAL BUSINESS:**

- MB moved to adopt & approve the draft minutes 2/27/20, LB second, vote 4-0 unan.
- Trustee Report
- The Board unanimously moved to approve changing the next ZBA meeting from 7/23/20 to 7/30/20

**7:30PM PUBLIC HEARING:**

**802 Chambers Court**

**Appeal No. #553-20**

**Location:** Off Brewster Dr.

**SCTM:** Sec.13, Blk.3, Lot 26

**Zoning:** R-B2 Single Family Residence

**Property Owner(s):** John & Diane Dakers

**Applicant:** Andrew Malguarnera c/o Brookhaven Expeditors

**Contact:** Andrew Malguarnera c/o Brookhaven Expeditors



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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.

The subject parcel is a .35-acre irregular-shaped, interior lot. The rear yard borders land zoned PO Professional Office and currently owned by the Suffolk County Water Authority

The Chairman appointed A. Corcella as alternate board member to sit in on this application for A. Thomas who is absent.

The application was received 1/10/20. All public hearings were postponed due to COVID-19.

Present: Andrew Malguarnera c/o Brookhaven Expeditors

A.M. presented the application for the 1984 existing wood deck.

The current homeowner seeks to legalize the deck, which has existed in violation for nearly 40 years.

Exhibit A: Ariel photos of surrounding properties with similar decks.

The Chairman presented the five criteria questions for consideration.

There were no comments posted by the public.

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

Public Hearing closed 7:47PM.



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**DECISION CALENDAR:**

**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.

Public Hearing closed 2/27/20 (Decision postponed due to COVID-19)

As per Village Law § 7-712 the Board considered the five criteria.

Upon deliberation MB moved to deny the application as presented, LB second, vote unan. 4-0.

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**802 Chambers Court**

The application is a Type II Action under SEQR and not subject to review.

LB moved to approve the application as presented, DR second, vote unan. 5-0.

Meeting ended 8:10PM.

*Respectfully submitted, Cindy Suarez, Secretary*