



**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

**AUGUST 19, 2020  
ZBA MINUTES**

**PRESENT:**

Mark Brosnan, Chairman  
Tracy Stapleton  
Andrew Thomas  
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  
Lou Befkosky

*The Board convened at 7:00PM via zoom.*

**7:00PM GENERAL BUSINESS:**

- MB moved to adopt & approve the draft minutes 7/30/20, AT second, vote 3-0 unan.  
(TS absent for vote, LB absent, AT no vote)
- Next ZBA meeting 9/24/20

**VOTE:**

**116 West Broadway  
Location: Vacant Water Authority Bldg.  
SCTM: Sec.12, Blk.1, Lot 3  
Zoning: MW-2  
Property Owner: West Ferry Office LLC  
Contact: Erik Bjerneby c/o EAB Architectural Designs**

On June 25, 2019, the ZBA denied application for a proposed structure 36 feet 9 inches tall where Village code limits the height of any building in this zone to 30 feet.

The applicant requests a new public hearing to hear a new application with a revised plan to lower the height to 32 5 ft. Application forthcoming upon approval of th4e ZBA to rehear.

MB moved to rehear the new request, AT second, vote 3-0, unan. (TS absent for vote, LB absent)



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**7:30PM PUBLIC HEARINGS:**

MB appointed Antonio Corcella, alternate board member to participate in Lou's absence.  
TS was present for the public hearing portion of the meeting.

**5 James Way**

**Appeal No.:** #556-20

**Location:** West side of James Way off Thompson St.

**SCTM:** Sec.9, Blk.6, Lot 12.9

**Zoning:** R-B2 Residential District

**Property Owner(s):** Louis & Monica Bekofsky

**Applicant:** Louis & Monica Bekofsky

Applicant requests permission to construct an attached deck measuring 36' by 21' within 6.2 feet of the rear property line where Village Code Section 250 Attachment 3 requires a 30-foot rear yard setback.

Applicant requests permission to construct said deck 6.9 feet from the south side property line where Village Code Section 250 Attachment 3 requires a minimum single side yard setback of 18 feet.

Applicant requests permission to construct an accessory pavilion at the western end of said deck which would stand 18 feet 8 inches above grade where Village Code section 250-28A(1)(a) limits the height of accessory structures to 15 feet.

Present: Monica Bekofsky

M. Bekofsky presented the application and following exhibits:

Ex #1: Aerial image of surrounding properties

Ex #2: Rear yard structures

Ex #3: Josephine Sammis #1 James Way; letter

Ex #4: Photos of rear yard decks of surrounding properties

M. Bekofsky explained that the deck would be intrusive on the side of the house



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Public Comment(s):

Margaret Lamonica, 119 Belle Terre Rd. has a concern with the deck being too close to the property line and the that new structure overlooking into her back yard. There is also a concern with the effect of her property value.

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

8:15PM MB moved to close the public hearing portion of the meeting, AT second, vote 5-0 unan.

*Certified Transcript*

**POST HEARING WORK SESSION:**

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

Variance #1: MB moved to approve variance as requested, TS second, vote 5-0.

Variance #2: MB moved to approve variance as requested, AT second, vote 5-0.

Variance #3: MB moved to approve variance as requested, AC second, vote 5-0.

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Meeting ended 8:35PM.

*Respectfully submitted, Cindy Suarez, Secretary*