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 Bjorneby 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 the ZBA to rehear.

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

Meeting ended 8:35PM.

Respectfully submitted, Cindy Suarez, Secretary