



**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

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**SEPTEMBER 24, 2020  
ZBA MINUTES**

**PRESENT:**

Mark Brosnan, Chairman  
Lou Befkosky  
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  
Kathianne Snaden, Trustee/Liasion

*Below is a link to watch a live video of the meeting and public hearing. Public comments may be posted on the link during the public hearing portion of the meeting at 7:30PM. Public comment will be permitted during the public hearing portion of the meeting only. Please include your full name when commenting. [www.portjeff.com/virtualmeetings](http://www.portjeff.com/virtualmeetings)*

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

**7:00PM GENERAL BUSINESS:**

- MB moved to adopt & approve the draft minutes 8/19/20, AT second, vote 5-0 unan.  
(LB no vote recused, AC vote)
- Welcome Kathianne Snaden, Trustee/Liasion to the ZBA
- Next ZBA meeting 10/22/20

**7:30PM PUBLIC HEARINGS:**

**116 West Broadway**

**Appeal No.** #557-20

**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 32.5 feet 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/road boundary.



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Present (via ZOOM):

Erik Bjorneby and Cindy Ingraselino c/o EAB Architectural Designs.

Staff report circulated and reviewed. The application meets all the MW-2 requirements.

Application was presented by the applicant.

The application is like the prior denied ZBA application (8/19/20) with a change in the variance request from a 22% relief to an 8% relief.

The proposed two- story building will have 8 ft. ceilings on each floor.  
The building was raised to a 12.24 ft. elevation where FEMA law is a 12 ft. minimum.  
The roof pitch was revised minimally to keep the elevator.  
Mechanicals to be next to the bulkhead in the attic area.

The Board members and the applicant discussed the following items:

- Elevator not required but the applicant feels it is the right thing to do as a courtesy for the community.
- There will be no ticket sales in the new building. The use is strictly for employment and administration.

The Chairman read through the five criteria of an area variance.

SEQRA is an unlisted action with the Planning Board as Lead Agency.

There were no public comments.

AT moved to close the public hearing at 7:55PM, TS second, vote 5-0, unan.  
MB moved to approve the application as presented TS second, vote 5-0, unan.

The meeting adjourned at 8:10PM.

*Certified Transcript*

Meeting ended 8:10PM.

*Respectfully submitted, Cindy Suarez, Secretary*