



INCORPORATED VILLAGE OF PORT JEFFERSON ZONING BOARD OF APPEALS

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Minutes of January 25th, 2006

The following individuals were present:

Mike Verruto, Chair
Lee Rosner
Gil Anderson
Charlie Kenny
Barbara Ransome, Village Trustee
Will Rau, Village Planner
Robert Strong

Absent

The Board discussed the Article 78 petition filed by **Joseph E. Sawyers** against the Board. The Village's Attorney, Fred Johs will be handling the matter.

The application for **Frank Castelli (Appeal No. 341-05)** was discussed. The applicant is requesting a front yard setback variance in order to construct a single-family residence on a 4,000 square foot lot in the Villages Single Family Residence R-B2 (15,000 square foot minimum) District on the east side of Washington Avenue.

A motion was made by Charlie Kenny and 2nd by Gil Anderson to re-open the public hearing to hear testimony from the Village Engineer regarding the single and separate status of parcel and his interpretation of the zoning law.

The application for **Dr. and Mrs. Richard Savino (Appeal No. 342-05)** was discussed. On a motion made by Gil Anderson and seconded by Lee Rosner the decision was rendered. There was a 4 – 0 vote to approve with conditions.

The application for **Khosrow & Jeong-Sik Rezvani (Appeal No. 346-05)**, a request for relief in the required off-street parking spaces for the proposed change of use on the 2nd story from professional office to personal service (nail salon) situate in the Village's General Commercial C-2 District on the corner of Main Street and Sheep Pasture Road was discussed. The Board closed the hearing on December 15, 2005. On a motion made by Charlie Kenny, seconded by Lee Rosner, the decision was rendered. There was a 4 – 0 vote to deny.

The application for **P.J. Oakland Partners LLC (Appeal No. 329-05)** was discussed. The board reviewed Jim Burke's memo and Gil Anderson's draft decision. Based on the 10-17-05 Eric Nicosia site plan, the board discussed the lot areas and the parking ratios.

On a motion made by Mike Verruto, seconded by Charlie Kenny, the decision on the variances will be rendered.

There was a Public Hearing held for the application of **Edgar Enterprises Inc. (Appeal No. 347-05)** Linda Edgar represented the applicant. She stated that she wants to make everything legal. Mr. Edgar purchased the property in 1972. The board explained to Ms Edgar that the applicant must continue with the nature & character of undisturbed use.

Mr. LaRose from Jamaica Avenue spoke. He lives next door. He wants to make sure that there will not be any new construction-taking place.

On a motion made by Gil Anderson, seconded by Lee Rosner, all in favor 4 – 0, the board made a motion to grant the request for a Certificate of Existing Use.

The Board reviewed a new application submitted by Kevin Reilly representing **Billie Phillips**. The application was refused and considered incomplete. The board would like to see a floor plan. The Board also expressed that they do not review the determination of the Planning Board.

The meeting was adjourned at 9:30 p.m.