



**INCORPORATED  
VILLAGE of PORT JEFFERSON**

121 West Broadway  
Port Jefferson, NY 11777  
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**ZONING BOARD of APPEALS**

Chair  
Michael Verruto

Members  
Lee Rosner  
Charles Kenny  
Gil Anderson  
Robert Strong

Secretary  
Cindy Suarez

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**AGENDA**

**July 20, 2006**

The Zoning Board of Appeals meeting is held in the Village Court Room, 121 West Broadway, Port Jefferson, NY 11777. Applications are scheduled to begin at 7:30p.m, or shortly thereafter. Applications may not be heard in the order as they appear on this agenda.

**GENERAL BUSINESS:**

Adopt minutes from 6/8/06

**PUBLIC HEARINGS:**

1. Appeal No. 348-06                      Section 12, Block 2, Lot 6 & 7  
Billie Phillips  
109 Main Street

Area variance for floor area ratio relief.

2. Appeal No. 351-06                      Section 11, Block 3, Lot 20.2  
Uncorked

Area variance for permission to establish a new eating and drinking establishment within 400 feet of another eating and drinking establishment and within 200 feet of the boundaries of a residential district in the MW district.

3. Appeal No. 352-06                      Section 15, Block 5, Lot 13, 17  
  
Cherry Tree Properties Inc.  
East side of Washington Ave, 219.5' south of Old Post Rd

An area variance application for permission to build a single-family residence on two non-complying lots situate on the east side of Washington Avenue, approximately 220' s/o Old Post Road in the Single-Family Residence R-B2 District. The appellant requests the following relief:

1. Minimum lot area: 15,000 s.f. Required, 8,000 s.f. Requested;
2. Minimum side yard setback: 18' required, 8.5' requested;
3. Minimum total side yard setback: 40' required, 17' requested;
4. Minimum lot width: 100' required, 40' requested.

