



**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

AGENDA

October 19, 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.

PUBLIC HEARINGS:

- | | |
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| 1. Appeal No. 352-06
(continuance)
L.R. | Section 15, Block 5, Lot 13, 17
Cherry Tree Properties Inc.
East side of Washington Ave, 219.5' south of Old Post Rd |
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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.

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| 2. Appeal No. 355-06
L.R. | Section 11, Block 4, Lot 1.8
Michael Rubenstein c/o Richard & Jennifer Spitzenberger |
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Area variance to build a 6' x 29' 10" front porch and a 4' x 9' 9" side porch with a front yard setback of 35.5 ft where 40' is required and a side yard setback of 14.6 ft where 18' is required.

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| 3. Appeal No. 356-06
C.K. | Section 16, Block 8, Lot 17
John Andrews, Attorney c/o Ahmet Kahyaoglu
616 Main Street |
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A proposed expansion of a pre-existing non-conforming use of a automobile/gas service station, which consists of the installation of an additional gas pump and an 18.5' x 4' addition, located in the Village's R-O Residential-Office district on the west side of Main Street (SR 25A).

DECISIONS:

4. Appeal No. 354-06
(closed 9/21/06)
Moylan
M.V.

Section 3, Block 2, Lots 2 & 3
William Jaeger, P.E., L.S. for Edward & Christina
17 Old Homestead Rd

5. Appeal No. 348-06
(closed 9/21/06)
G.A.

Section 12, Block 2, Lot 6 & 7
Billie Phillips
109 Main Street

GENERAL BUSINESS:

Adopt the minutes from 9/21/06