

PUBLIC NOTICE

Incorporated Village of Port Jefferson
88 North Country Road, Port Jefferson, NY 11777
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FOR RELEASE IN THE October 6th, 2006 EDITION LEGAL SECTION

Zoning Board of Appeals Public Hearing

PURSUANT TO THE PROVISIONS of Article XI, Section 250-50 of the Code of Village of Port Jefferson, the Zoning Board of Appeals will hold a PUBLIC HEARING at Village Hall, 121 West Broadway, Port Jefferson, NY 11777 on October 19, 2006 at 7:30 p.m., to consider the following applications

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

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.

2. Appeal No. 355-06 Section 11, Block 4, Lot 1.8
Michael Rubenstein c/o Richard & Jennifer Spitzenberger
9 Redbarn Lane

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.

3. Appeal No. 356-06 Section 16, Block 8, Lot 17
John Andrews, Attorney c/o Ahmet Kahyaoglu
616 Main Street

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-0 Residential-Office district on the west side of Main Street (SR 25A).