



**INCORPORATED  
VILLAGE of PORT JEFFERSON**

121 West Broadway  
Port Jefferson, NY 11777  
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[www.portjeff.com](http://www.portjeff.com)

**ZONING BOARD of APPEALS**

Chair  
Lee Rosner

Members  
Michael Verrutor  
Charles Kenny  
Jack Giannola  
Valerie Karause

Village Planner  
Will Rau  
Secretary  
Cindy Suarez

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**AGENDA**

**November 16, 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:**

1. Appeal No. 355-06                      Section 11, Block 4, Lot 1.8  
(Heldover) L.R.                      Michael Rubenstein c/o Richard & Jennifer Spitzenberger

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.

2. Appeal No. 357-06                      Section 11, Block 2, Lot 21  
M.V.                      Thierry Biger c/o John J. Andrews Esq.  
207 Shell Street

Area variance to build a 14' x 7.9' second story addition with a side yard setback of 1.7 ft where 18' is required.

3. Appeal No. 358-06                      Section 18, Block 3, Lot 8  
L.R.                      Victor Caroleo  
151 North Country Rd

Use variance for an accessory building located at 151 North Country Road in Port Jefferson's RB-2 zoning district. The applicant seeks to reinstate commercial use.

**DECISIONS:**

4. Appeal No. 354-06                      Section 3, Block 2, Lots 2 & 3  
(closed 9/21/06 due 11/22/06)      William Jaeger, P.E., L.S. c/o Edward & Christina Moylan  
M.V.                      17 Old Homestead Rd
5. Appeal No. 348-06                      Section 12, Block 2, Lot 6 & 7  
(closed 9/21/06 due 11/22/06)      Billie Phillips  
G.A.                      109 Main Street

6. Appeal No. 356-06                      Section 16, Block 8, Lot 17  
(closed 10/19/06 due 12/20/06) John Andrews, Attorney c/o Ahmet Kahyaoglu  
C.K.    616 Main Street
  
7. Appeal No. 352-06                      Section 15, Block 5, Lot 13, 17  
(closed 10/19/06 due 12/20/06) Cherry Tree Properties Inc.  
L.R.    East side of Washington Ave, 219.5' south of Old Post Rd

**GENERAL BUSINESS:**

Adopt the minutes from 10/19/06