



INCORPORATED VILLAGE OF PORT JEFFERSON

ZONING BOARD OF APPEALS
88 North Country Road, Port Jefferson, NY 11777
Telephone: (631) 473-4744 Fax: 473-2049

MINUTES

April 19, 2007

The Zoning Board of Appeals meeting was held in the Village Court Room, 121 West Broadway, Port Jefferson, NY 11777 at 7:30 PM

PRESENT:

Lee Rosner, Chairman
Michael Verruto
Charles Kenny
Jack Giannola
Will Rau, Planner
Cindy Suarez, Secretary

ABSENT:

Valerie Krause

PUBLIC HEARINGS:

The secretary read the public hearing notice.

1. Appeal No. 366-07MV Section 21, Block3, Lot 15.2
Tsunis & Gasparis LLP for Joan Rubenstein & Kinga Koreh
32 Overton Avenue

Area variance application for a proposed two lot subdivision in the Village's residential single family district RB-2 west side of Overton Road approximately 350 feet north of Sheep pasture Road.

Proposed lot #1 requesting 13,488 sq ft where 15,000 sq ft is required,

Proposed lot #2 requesting 13,267 sq ft where 15,000 sq ft is required,

Proposed lot #2 requesting 98 feet lot width where 100 feet is required.

Attorney, John Tsunis was present for the applicant and submitted the certified mail receipts and affidavit of public notice sign posting.

Mr. Rosner made a statement that he and Mr. Tsunis had a past business relationship that no longer exists. Mr. Tsunis stated that he had no problem with Mr. Rosner sitting on the board for this matter.

Mr. Rosner explained that due to the nature of this application, the Zoning Board has to wait for Planning Board comments. Therefore the hearing will have to be held over.

Mr. Tsunis handed in a letter of no objection as exhibit A that was written by a neighbor, Mr. John Ray.

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Mr. Rosner reviewed the proposed site plan and requested slope calculations on the average grade of the slope of the lot to be developed from the southern lot line to the north lot line on a diagonal. (Southeast corner to northwest corner)

The pre-hearing report prepared by Mr. Rau was given to Mr. Tsunis.

Mr. Rosner opened the floor up to the audience for comments.

Linda Barlotta #40 Overton Avenue was sworn in. She stated that her property abuts the north property line of the subject property. She is concerned about drainage and also believes that a house built on this property would be out of character for the neighborhood.

Suzanne Arink #24 Overton Avenue was sworn in. She stated that her property is immediately adjacent to the subject property (North side). She is concerned with the size and style of proposed house to be built.

Mr. Rosner requested Mr. Tsunis to do research on the previous subdivision two-lot split across the street from the subject property and submit comparables on neighboring properties.

Mr. Verruto made a motion to continue the hearing on 5/17/07, seconded by Mr. Kenny; all in favor, aye, and the vote was 4-0.

GENERAL BUSINESS:

On a motion made by Charles Kenny, seconded by Michael Verruto, the Zoning Board minutes from 3/15/07 were adopted and approved as amended. All in favor the vote was 4-0, aye.

The members discussed the changes to be made to the Zoning Board of Appeals application form.

The members also discussed the possibility of enlarging the size of the public notice signs that are being posted on the subject properties.

The meeting was closed at 8:30PM.

Respectively submitted,

Cindy Suarez, Secretary

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