



INCORPORATED VILLAGE OF PORT JEFFERSON ZONING BOARD OF APPEALS

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Minutes of January 4th, 2006

The following individuals were present:

- Mike Verruto, Chair
- Lee Rosner
- Gil Anderson
- Charlie Kenny
- Bob Strong
- Barbara Ransome, Village Trustee
- Will Rau, Village Planner

The Board briefly discussed getting more staff and attorney support for public hearings. The applicants get to submit testimony in the record, which the Board has no means of refuting.

The Board discussed the Article 78 petition filed by **Joseph E. Sawyers** against the Board. Copies of the petition are to be made available for the members. A meeting shall be scheduled with the Village Attorney to discuss the case.

The application for **Frank Castelli (Appeal No. 341-05)** was discussed. The applicant is requesting a front yard setback variance in order to construct a single-family residence on a 4,000 square foot lot in the Villages Single Family Residence R-B2 (15,000 square foot minimum) District on the east side of Washington Avenue.

A motion was made by Charlie Kenny and 2nd by Gil Anderson to re-open the public hearing to hear testimony from the Village Engineer regarding the single and separate status of parcel and his interpretation of the zoning law.

The Board discussed the January Calendar. Several members will be unable to attend the meeting scheduled for January 26th, 2006. The Board decided to reschedule the meeting for January 25th, 2006. The Zoning Board secretary shall be advised and shall check for Court Room availability.

The application for **Dr. and Mrs. Richard Savino (Appeal No. 342-05)** was discussed. No decision was rendered.

The application for **Khosrow & Jeong-Sik Rezvani (Appeal No. 346-05)**, a request for relief in the required off-street parking spaces for the proposed change of use on the 2nd story from professional office to personal service (nail salon) situate in the Village's General Commercial C-2 District on the corner of Main Street and Sheep Pasture Road was discussed. The Board came to a

consensus and the matter shall be scheduled for the January 25th, 2006 meeting for a vote.

The application for **P.J. Oakland Partners LLC (Appeal No. 329-05)** was discussed. The Board reviewed the memorandum from the Village Planning Board and the SEQOR determination. The Board feels that one parking space per every one hundred and fifty square feet of office space is appropriate when consider the scope of the project. The Board also feels that that some of the buffers along the boundary between the P-O District and the C-2 District shall be improved but that the full 50' requirement wasn't necessary.

The Board came to a consensus and decision shall be drafted. The matter shall be discussed on the January 25th, 2006 for a vote. The Board wants the record to show that should they grant relief to the applicant, they are not endorsing the overall site design but also release that the design of the site isn't within the purview.

The meeting was adjourned at 10:15 p.m.