



**INCORPORATED
VILLAGE of PORT JEFFERSON**

121 West Broadway
Port Jefferson, NY 11777
Tel. (631) 473-4744 Fax (631) 473-2049
www.portjeff.com

ZONING BOARD of APPEALS

Chair
Michael Verruto

Members
Lee Rosner
Charles Kenny
Gil Anderson
Robert Strong

Secretary
Cindy Suarez

MINUTES

May 18, 2006

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:

Michael Verruto, Chairman
Charles Kenny
Lee Rosner
Gil Anderson

Will Rau, Village Planner
Cindy Suarez, Secretary

GENERAL BUSINESS:

On a motion made by Charles Kenny, seconded by Lee Rosner, the board members approved the minutes of 4/20/06 as amended. The vote was 4-0.

Chairman, Michael Verruto called the meeting to order at 7:30 P.M. and called the following:

PUBLIC HEARINGS:

1. Appeal No. 349-06 Section 10, Block 4, Lot 1.4
 Jimmy Bissett
 42 Roslyn Avenue

Area variance to build a side yard addition to existing house with side yard set back deficiencies.

The applicant's representative, Catherine Evans Masci of Hawkins Webb & Jaeger was present. This was a continuation of the hearing of 4/20/06. She presented the replanting plan for the rear yard area that falls within the environmental conservation area. This plan is presently awaiting approval of the Conservation Advisory Counsel and final acceptance by the Village Planner. This landscaping will increase total lot coverage beyond 35% of the lot area.

The board discussed the following conditions: The applicant must obtain a certificate of occupancy on the pond and the gazebo, they must establish to the satisfaction of the Village Planner the actual side yard setback on the south side, 37.5 ft or 39 ft.

Gil Anderson made a motion to approve this application based on the applicant meeting the above conditions, seconded by Charles Kenny; all in favor 3-0, aye. (Michael Verruto excused himself from this hearing)

2. Appeal No. 348-06 Section 12, Block 2, Lot 6 & 7
 Billie Phillips
 109 Main Street

The applicant's representative, Kevin Reilly, Attorney explained that this is a single building seeking an area variance to exceed the floor area ratio.

Francis Campani, the applicant's architect, discussed the approximately 18,366 square foot floor areas on three floors with retail on the bottom floor and apartments above surrounding a garden courtyard within.

The hearing proceeded with a discussion of the certificate of occupancy, the parking requirement for the expanded use, the lack of parking in this area of the Village and the need to reconstruct this 100-year-old building.

Gil Anderson, made a motion to continue the hearing on June 8, 2006, seconded by Charles Kenny, all in favor the vote was 4 – 0, aye.

3. Appeal No. 350-06 Section 12, Block 7, Lot 44
 LIL Associates
 120 Main Street

Convert existing retail store to franchised motorcycle showroom.

The applicant, John Rampone, appeared along with his architect, John Searles. The application seeks an interpretation of code #250-18 entitled franchised automotive, as the applicant would like to sell motorcycles in this building.

Mr. Verruto read a memo written by Kevin Koubek, Village Engineer, stating that this section of the code does not permit motorcycle sales.

The hearing proceeded with a discussion of the automotive history of the village, the development and prior amendments of this section and the need to research the legislative intent surrounding them. Seven members of the public spoke in support and in opposition to this application.

Lee Rosner made a motion to continue the hearing on 6/8/06, seconded by Charles Kenny; all in favor the vote was 4-0, aye.