



**INCORPORATED  
VILLAGE of PORT JEFFERSON**

121 West Broadway  
Port Jefferson, NY 11777  
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**ZONING BOARD of APPEALS**

Chair  
Michael Verruto

Members  
Lee Rosner  
Charles Kenny  
Gil Anderson  
Robert Strong

Secretary  
Cindy Suarez

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**MINUTES**

**July 20, 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 Gil Anderson, the Board made a motion to adopt the minutes from 5/18/06. All in favor the vote was 4-0 ayes.

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

**PUBLIC HEARINGS:**

*The secretary read the public hearing notice.*

1. Appeal No. 352-06                      Section 15, Block 5, Lot 13, 17

Cherry Tree Properties Inc.  
East side of Washington Ave, 219.5' south of Old Post Rd

An 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.





Mr. Nicosia explained that the new building owner is working with a property management staff and that he will be a concerned tenant.

Charles Kenny made a motion to close the hearing, lee Rosner seconded the motion, and all in favor the vote was 4-0 all in favor, aye.

The meeting was closed at 9:30PM.

Cindy Suarez, Secretary  
Zoning Board of Appeals  
Village of Port Jefferson