



**INCORPORATED  
VILLAGE of PORT JEFFERSON**

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

**ZONING BOARD of APPEALS**

Chair  
Michael Verruto

Members  
Lee Rosner  
Charles Kenny  
Gil Anderson  
Robert Strong

Secretary  
Cindy Suarez

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**UNOFFICIAL MINUTES**

**December 15, 2005**

**GENERAL BUSINESS:**

1. The members discussed the 2006 Zoning Board meeting schedule. They agreed on the third Thursday of each month with the exception of January and August. The members will meet to discuss PJ Oakland partners on January 4, 2005. The month of August will not have any meeting.

**CONTINUANCES:**

1. Appeal No. 345-05                      Section 17, Block 7, Lot 2  
    Gil Anderson                              Section 21, Block 6, Lot 14.1 and 14.2  
    PJ Oakland Partners, LLC  
    North Co Rd & Oakland Ave

Redevelopment of existing nursing home sites and adjoining vacant parcel. Parking quantity: 1,023 required: 708 provided on parking yield plan (69.2%) – 211 proposed land banked spaces = 495 to be constructed. Parking setback variance: for parking spaces within 100 feet of RM zone along Southwest part of project. No spaces proposed to be constructed with 100' of the RM zone. No land banked spaces proposed with 100' of Townhouse complex. For 125 Oakland Ave Lot: For lot area (100,000 sq ft required, 87,120 sq ft existing). Lot frontage (175' required, 165' existing).

Mr. Thomas Costa spoke. He explained that they have a negative declaration by the planning board. He handed out the extract from the site plan. Summary of project & variances requested.

Mike Verruto stated that the SCPC said this is a matter for local determination. We have enough to make a decision, part III, lack of ownership. Need feedback from the village now.

Charles Kenny stated that we have to have some assurance that the variance grants will not be cross easements.

Tom Costa said he will give the village the right to enforcement. Whatever the village adapts for criteria the owners have to follow restrictions. This is not an obstacle.

We are concentrating on the setback on parking right now.

Robert Strong made a motion to close the hearing, seconded by Charles Kenny.

Lee Rosner abstained from the vote. The vote was 4 – 0.

2. Appeal No. 341-05  
Bob Strong

Section 19, Block 2, Lot 2  
Frank Castelli  
Washington Ave

Area variance to build a single-family residence with setback deficiencies.

Bill Jaeger spoke. He stated that they amended the application from a front & rear variance to a front variance only. They are conforming to the 30 ft rear yard and requesting a 35.2 front yard.

Bill Jaeger submitted a survey showing the changes. They eliminated the front porch.

Charles Kenny made a motion to accept the change, seconded by Robert Strong. All in favor 5– 0

Bill Jaeger went on to speak about the 4.8 feet that is being requested. It is consistent with the surrounding area properties. He handed in property exhibits and explained the subject parcels variances. They are all in line with the same variance being requested by the applicant. Mike Verruto said that the parcels are 60 feet and that none of them are 40 ft. Bill went on to say that the front yard is the only variance required by the building inspector. The parcel is single and separate according to the building inspector. There would be no adverse effect or environmental impact in the neighborhood.

Michael Verruto opened up the floor to the audience:

The residents who are opposed to this application spoke, William Ntusio 109 Washington Ave., Brian Mark, 103 Washington Ave., Ms. Nixon, 150 Washington Ave. Ms. Nakaolus.

Bill Jaeger stated that there doesn't seem to be any front yard variance objections. He said he is not looking for an interpretation of the code.

Gil Anderson made a motion to close the hearing, seconded by Lee Rosner. All in favor 5 - 0

3. Charles Kenny

Dr. & Mrs. Richard Savino  
110 Birch Dr.

Area variance to build garage with side yard deficiencies

Architect, Robert O'Shea spoke. He handed out new drawings. He spoke of other variance granted in the area. #105 Birch, 109 Birch, #109 Red Oak (this one has a 3 car garage 28.5 ' from the front yard and never went to the ZBA)

He also said the wide curb cut concern has been addressed. It is shown on the revised site plan. He will build a short 2' high retaining wall with evergreen plantings.

Charlie Kenny spoke. He said that the visual impact seems obvious. He asked why the applicant doesn't set the garage on the northside (left) of the house because then they won't need a variance. A front entry garage would be less obtrusive.

Mr O'Shea said they cannot do that because of the pool and poor grading.



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The owner of the property Mr. Savino spoke. He stated that he would be improving the view for the Jefferson Landing residents because this property view is a link to their site. The sight is unsightly now and there are weeds all over the burms. The current driveway is too steep, the car bottoms out all the time.

A motion was made by Lee Rosner to close the hearing, seconded by Gil Anderson. 5 – 0.

**PUBLIC HEARINGS:**

4. Appeal No. 346-05                      Section 21, Block 4, Lot 13  
Bob Strong                                      Khosrow & Jeong-Sik Rezvani  
    1500 Main St.

Requesting to reduce required parking from 24 spaces to 8 spaces.

The attorney for the applicant is Mr. Jellinik. He spoke and explained that the beauty salon upstairs schedules one appointment at a time and has only one employee ( herself)  
Downstairs in the Futon shop there are only 3 – 5 walk in customer's daily. The main part of the business is on the website and this location is for deliveries.

Thomas Kramer (principal of consulting firm spoke. He looked at the site and explained his findings.

Mr. Reinke #14 Beacon Hill Drive spoke. He owned the building for 30 years when it was an answering business. He had 23 employees working there. The Chamber of Commerce was next door there was never a parking problem.

Several clients of Mrs rezvani spoke. (Barbara Sabatino, Estelle Black ) and many others. They would all like to see this approval go through.

Gil Anderson made a motion to close the hearing, seconded by Charles Kenny. 5-0