

Board of Zoning Appeals  
Public Hearing Legal Notices for

8/8/2017

**Decision**  
PP  
17782: Fourcheck Development. . Location: 98 Maple Avenue, W/s Maple Ave., 200' N/o Bowers Ct, Smithtown; Property Zoned: OB; SCTM#: 104-1-45. Request: Variance to reduce min front yard from 50 ft. to 25 ft. for building; Reduce min front yard from 50 ft. to 24ft. for one canopy; Reduce min landscaped area from 20% to 15% of lot; Reduce min parking setback from side property line from 6 ft. to 5 ft.; Reduce min parking from 159 to 149 spaces; Reduce min required truck loading spaces from one to zero; Increase the max number of permitted wall signs from one to three; Increase the max permitted height of a wall sign from 15 ft. to 34 ft.; Increase the max permitted height of a wall sign from 15 ft. to 42 ft.; Increase the max permitted height of a wall sign from 15 ft. to 42 ft.

**Decision**  
PP  
17783: NS Marcus Blvd., . Location: 150 Marcus Blvd., W/s of Marcus Blvd., 611' N/o Arkay Dr., Hauppauge; Property Zoned: LI. SCTM#: 182-1-17 & 18. Request: Variance to reduce min required side yard from 20 ft. to 3 ft.; Increase maximum permitted gross floor area of lot from 42% to 49%; Reduce min required landscaped area from 18% to 15% of lot; Reduce min required parking from 274 spaces required to 184 provided.

**Decision**  
Approved  
17784: Morewood Properties. . Location: Jericho Tpke., N/s Jericho Tpke., 417' E/o Morewood Dr., Smithtown; Property Zoned: WSl. SCTM#: 96-4-31.1 & 32.2. Request: Variance to permit a fence over four feet high to six feet to be in the required front yard.

**Decision**  
PP  
17785: Parsonage Road Properties. . Location: N/s Old Commack Rd., 415' LF E/o Sunken Meadow Pkwy., N/s Old Commack Rd., 415' LF E/o Sunken Meadow Pkwy., Kings Park; Property Zoned: R-43. SCTM#: 23-4-p/o 4. Request: Variance to reduce min total side yards from 60 ft. to 48 ft. (Lot 2) Map of Novotney Platt.

**Decision**  
PP  
17786: Parsonage Road Properties. . Location: N/s Old Commack Rd., 302' E/o Sunken Meadow Rd., N/s Old Commack Rd., 302' E/o Sunken Meadow Rd., Kings Park; Property Zoned: R-43. SCTM#: 23-4-4. Request: Variance to reduce min total side yards from 60 ft. to 49 ft.; (Lot 1) Map of Novotney Platt.

**Decision**  
Approved to 47 spaces  
17787: WAK Realty. . Location: 551 North Country Rd., N/s North Country Road, 1,227' W/o Thompson Hill Rd., St. James; Property Zoned: CB. SCTM#: 37-3-15.1. Request: Variance to reduce min required parking from 51 to 46 spaces.

**Decision**  
Adj. to 9/12/17  
17788: Zandberg, Christine. Location: 23 Maureen Rd., W/s Maureen Dr., 206' N/o Sandra Drive, Hauppauge; Property Zoned: R-10. SCTM#: 161-1-65. Request: To permit environmentally sensitive lands (depth to ground water less than 10 ft.) to be altered for an inground swimming pool.

**Decision**  
Approved  
17789: Merill, Leanne. Location: 3 Sheila Dr., N/s Sheila Dr., 113' W/o Garvey Drive, Hauppauge; Property Zoned: R-10. SCTM#: 160-1-32. Request: Variance to reduce the min rear yard from 50 ft. to 42 ft.; To permit environmentally sensitive lands to be altered where depth to groundwater is equal to or less than 10 ft. for an existing 564 sq. ft. sunroom addition; Reduce the min distance to rear lot line from 2 ft. to 1 ft. for an existing wood shed 84 sq. ft. shed; Increase the max permitted paved surface in the front yard from 25% to 40%; Increase the max permitted paved surface in the side yard from 25% to 65%; Reduce the min distance of paving in front and side yards from 1 ft. to 0 ft.

**Decision**  
Approved  
17790: Leteri, Anthony. Location: 132 LedgeWOOD Dr., W/s LedgeWOOD Dr., 58.31' S/o Holly Dr., Smithtown; Property Zoned: R-21. SCTM#: 152-5-16.4. Request: Variance to increase the max height from 15' to 19' for a proposed detached garage; Increase the maximum footage from 750 sq. ft. to 1,500 sq. ft. in the required rear yard for a proposed detached garage; To permit environmentally sensitive lands to be altered for a proposed detached garage.

**Decision**  
Approved  
17791: Weisse, Theresa. Location: 139 Fifth St., N/s Fifth St., 134.86' E/o Jefferson Ave., St. James; Property Zoned: R-10. SCTM#: 56-4-23.1. Request: Variance to reduce rear yard setback from 50 ft. to 45 ft.; Increase FAR from 30% to 34% for a proposed 208 sq. ft. sun room.

**Decision**  
Approved  
17792: Agostisi, Jerome. Location: 16 Sequoia Drive, N/s Arbour Ln. & Sequoia Dr., Hauppauge; Property Zoned: R-10. SCTM#: 158-2-75. Request: Variance to reduce fence setback in required front yard on Arbour from edge of pavement 26 ft. to 16 ft. for a proposed 6ft. fence.

**Decision**  
Appr./cond  
17793: Rosati, Nicole. Location: 317 4th Ave., E/s 4th Ave., 163.35' S/o Second St., St. James; Property Zoned: R-10. SCTM#: 53-3-9. Request: Variance to reduce the min side yard from 12 ft. to 9 ft.; Reduce total side yards from 28 ft. to 25 ft. for an existing side and rear 405 sq. ft. deck.

8/8/2017

**BOARD OF ZONING APPEALS**

<u>SCPC</u>	<u>SEORA</u>	<u>CASE#</u>	<u>NAME</u>	<u>STATUS</u>	<u>DECISION</u>
Loc. Det.	Unlisted Neg Dec	17743	<u>ADJOURNED</u> GDf Realty (car wash)	Adj to 8/8/17	Adj. to 9/26/17
N/a	Type II	17768	Barnett, John	Adj. to 9/26/17	
			<u>CLOSED HEARING</u>		
Loc.Det.	Pending	13562	Pitelli Enterprises, Inc.		
Loc Det	Pending LWRP	15940	Toussie, Robert		
Loc.Det.	Pending LWRP	16006	Veneziano, Carl J.		
Loc.Det.	Pending	16471	Grindel, Manfred		
Loc.Det.	Pending	16584	Veneziano, Carl		
N/A	Pending	16965	Brako, Jonathan		
N/A	Type II	16966	Brako, Jonathan		
Loc.Det.	Pending	17067	KVC Holding LLC (M. Cox)		
Loc.Det.	Pending	17118	Ruby Pearl, LLC		
N/A	Pending	17250	Diesso, Danielle		
N/A	Pending LWRP	17444	Touhamy, Samir		
N/A	Pending	17491	Rafferty, Richard & MaryRose		
N/A	Pending	17499	Phillips, Sean & Karen		
Loc.Det.	Unlisted Neg Dec w/com	17542	Paul Dill/Prospect Holdings		Appr w/cond
Loc.Det.	Pending	17567	Elite Towers		
Loc.Det.	Pending	17606	Ventimiglia, Lawrence		
N/A	Type II	17634	Mallon, William		
Loc.Det.	Pending	17636	Questus/Starbucks		
Loc. Det.	Pending LWRP	17674	Veneziano, Carl		
N/a	Type II w/com	17697	Abbrancati, Giuseppe		
Loc. Det.	Pending	17711	Simply Self Storage		
N/A	Type II / Pending LWRP	17719	Kennedy, Thomas		
Loc. Det.	Unlisted Neg Dec. w/com	17739	Del Fuego		Appr/Deny
N/a	Type II	17771	Wesnstrom		Approved
			<u>OTHER MATTERS</u>		
		2-13970	Soccer Sports	Request to Re Hear Appr. For	10/10/17
			<u>EXTENSIONS</u>		
			<u>LITIGATION</u>		
		16502	Dill, Paul & Rosanna		
		16595	Georges, John & Gaye		
		16656	Don's Car Wash		
		16795	KPE II		
		17267	2004 Old Willets		
		17469	St.Catherine of Siena		
		17178	Muller, Charles		