

Board of Zoning Appeals  
Public Hearing Legal Notices for  
7/25/2017

**Decision** 17777: Curtin, Deborah. Location: ,  
S/s Sunrise Ln., 1,184 ft. W/o  
Approved 3 Brooksite Dr., Smithtown; Property  
ft. only/11 Zoned: R-21. SCTM#: 127 w-2-18.  
ft. only Request: Variance to reduce the min  
front yard from 50 ft. to 36 ft.  
(existing) adding to the existing non-  
conforming structure for a proposed  
415 sq. ft. first floor additions;  
Reduce the min side yard from 16 ft.  
to 1 ft. for existing 96 sq. ft. wood  
shed; Reduce the min side yard from  
16 ft. 7 ft. for an existing 150 sq. ft.  
metal shed; Reduce total side yards  
from 34 ft. to 8 ft.; Reduce the min  
front yard setback from 50 ft. to 28 ft.  
for an existing 6 ft. stockade fence.

**Decision** 17780: Mastronardo, John. Location:  
Approved 4 Overhill Drive, E/s Overhill Dr.,  
102' E/o Lower Rd., Smithtown;  
Property Zoned: R-21. SCTM#: 74-1  
-18. Request: Variance to reduce min  
front yard setback from 50 ft. to 45  
ft.; Reduce side yard setback from 16  
ft. to 12 ft.; Reduce total side yards  
from 34 ft. to 28 ft. for a proposed  
578 sq. ft. first floor addition.

**Decision** 17781: Carbonara, Andrew.  
Approved Location: 42 Baylor, E/s Baylor Dr.,  
445' S/o Dartmouth Dr., Smithtown;  
Property Zoned: R-10. SCTM#: 82-5  
-65.9. Request: Special Exception for  
temporary living quarters for a family  
member; Reduce min front yard  
setback from 40 ft. to 37 ft. for an  
existing 55 sq. ft. portico.

7/25/2017

**BOARD OF ZONING APPEALS**

<u>SCPC</u>	<u>SEORA</u>	<u>CASE#</u>	<u>NAME</u>	<u>STATUS</u>	<u>DECISION</u>
			<u>ADJOURNED</u>		
Loc. Det.	Unlisted Neg Dec	17743	Gdf Realty (car wash)	Adj to 8/8/17	
N/a	Type II / LWRP approved	17761	James Fox	Adj. to 7/25/17	Approved/denied
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	Type II	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.	Pending	17542	Paul Dill/Prospect Holdings		
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.	Pending	17739	Del Fuego		
Loc. Det.	Unl.Action w/com	17764	FRC Indian Crest, LLC		Approved
N/a	Pending	17771	Wesnstrom		
N/a	Type II	17772	Bienz, Andrew	Rec.Receipts	Approved
N/a	Type II w/com	17776	Standridge, Daniel	Rec Receipts	Approved to 16' only
			<u>OTHER MATTERS</u>		
		17436	Eric & Robyn Kolodny	Request to Re-Hear Denied	
			<u>EXTENSIONS</u>		
		17178	Muller, Charles		Approved
		15280	Larry Flynn		Approved
			<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		