

**Board of Zoning Appeals  
Public Hearing Legal Notices for  
3/23/2010**

PURSUANT TO THE PROVISIONS OF SECTION 322-80B OF THE BUILDING ZONE ORDINANCE OF THE TOWN OF SMITHTOWN, NOTICE IS HEREBY GIVEN THAT THE BOARD OF ZONING APPEALS WILL HOLD A PUBLIC HEARING AT THE SENIOR CITIZEN CENTER, 420 MIDDLE COUNTRY ROAD, SMITHTOWN, NEW YORK, TUESDAY, 3/23/2010

@ 7:00 PM TO CONSIDER THE FOLLOWING:

16141: Romer, Michael & Susan, 1 Beach Hill Drive, Fort Salonga, NY 11768. Location: S/s Beach Hill Drive, 83.90' E/o Soundview Drive, Ft. Salonga; Property Zoned: R-21. SCTM#: 1-4-27. Request: Variance to add to a non-conforming structure; Reduce minimum front yard setback from 50 ft. (29 ft. existing) to 26 ft. for a proposed 166 sq. ft. roof over porch; Reduce front yard setback from 50 ft. to 34 ft. for proposed 248 sq. ft. attic space.

16142: Cameron, Cristina & Dennis, 14 Floral Lane, St. James, NY 11780. Location: S/s Floral Lane, 105' W/o Bayberry Drive, St. James; Property Zoned: R-10. SCTM#: 38-4-34. Request: Variance to decrease the minimum distance from any lot line from 6 ft. to 4 ft. for an existing 456 sq. ft. detached garage; Increase the percentage of existing side yard paving from 25% to 41%; Decrease the minimum distance from any lot line (east) from 1 ft. to 0 ft. for paving.

16143: Elbert, Michael & Maria, 10 Wadsworth Pl., Smithtown, NY 11787. Location: NW/c Buttonwood Path & Wadsworth Pl., Smithtown; Property Zoned: R-10. SCTM#: 128-2-28. Request: Variance to reduce minimum rear yard from 50 ft. to 46 ft. for a proposed 273 sq.ft. basement and 273 sq.ft. first floor addition.

16144: Vetter, Larry, 18 Brilner Dr., Smithtown, NY 11787. Location: S/s Brilner Dr., 631.41' E/o Sandalwood Dr., Smithtown; Property Zoned: R-10. SCTM#: 132-3-21.1. Request: Variance to reduce minimum side yard from 28 ft. to 24 ft. for an existing 75 sq.ft. gazebo; Reduce the minimum distance from any lot line from 6 ft. to 5 ft. for an existing 125 sq.ft. shed; Permit environmentally sensitive land (depth to ground water less than 10 ft.) to be altered.

16145: , House of Bagels, 4 Vanderbilt Pkwy., Commack, NY 11725.  
Location: SE/c Vanderbilt Motor Pkwy. & Commack Rd., Commack; Property Zoned: SCB. SCTM#: 172-1-6. Request: Variance to increase the number of wall signs from a maximum of one sign to two signs (existing).

16146: Terrana, Joseph & Julie, 4 Midvale Dr., Kings Park, NY 11754.  
Location: W/s Midvale Dr., 122' N/o Knight La., Kings Park; Property Zoned: R-10. SCTM#: 16-1-13. Request: Variance to reduce minimum rear yard from 50 ft. to 45 ft. for a proposed 48 sq. ft. first floor addition; Reduce minimum front yard from 40 ft. to 39 ft.; Reduce minimum side yard from 12 ft. to 9 ft.; Reduce total side yard from 28 ft. to 14 ft. for a proposed 215 sq. ft. first floor addition.

16147: Lucania, Joseph & Maria, 91 Croft La., Smithtown, NY 11787.  
Location: E/s Croft La., 705' N/o Saxon Ct., Smithtown; Property Zoned: R-43. SCTM#: 154-3-4. Request: Variance to permit environmentally sensitive lands to be altered (depth to groundwater less than 10 ft.); Reduce minimum side yard from 20 ft. to 18 ft. and total side yard from 40 ft. to 39 ft. (main dwelling); Increase the maximum paved surface in front yard from 25% to 66% (existing); Reduce minimum side yard from 36 ft. to 3 ft. and total side yard from 60 ft. to 27 ft. for an existing 198 sq.ft. shed; Increase maximum height of proposed pool house from 15 ft. to 18.5 ft.; Reduce minimum side yard from 36 ft. to 27 ft. and total side yard from 60 ft. to 51 ft. for a proposed 924 sq.ft. pool house with 372 sq.ft. roofed patio; Reduce minimum side yard from 36 ft. to 26 ft. and total side yards from 60 ft. 50 ft. for an existing 6' x 7' hot tub; Reduce minimum side yard from 24 ft. to 20 ft. and total side yards from 60 ft. to 56 ft. for an existing 222 sq.ft. pergola; Reduce minimum side yard from 36 ft. to 30 ft. and total side yard from 60 ft. to 59 ft. for an existing in ground pool.

16148: Basile, Anthony, 77 Hilden St., Kings Park, NY 11754. Location: W/s Hilden St., 13' E/o Twin Oaks Dr., Kings Park; Property Zoned: R-15. SCTM#: 15-2-13. Request: Special Exception pursuant to §322-8C of the Zoning Ordinance in order to permit a temporary living quarters for parent; Variance to reduce front yard from 45 ft. to 30 ft. (34 ft. existing); Reduce side yard from 16 ft. to 11 ft. for a proposed 643 sq. ft. basement addition and proposed 643 sq. ft. first floor addition.

16149: Pescetti, Steven, 4 Truxton La., Fort Salonga, NY 11768. Location: SW/c Truxton La. & Tarleton La., Ft. Salonga; Property Zoned: R-43. SCTM#: 6-4-13. Request: Variance to reduce minimum front yard on Tarleton La. from 60 ft. to 57 ft. for a proposed 163 sq.ft. first floor addition and 83 sq.ft. front covered porch.

16150: , Krantz & Levinson Realty Corp., 500 Middle Country Rd., St. James, NY 11780. Location: S/s Middle Country Rd., 730' W/o Southern Blvd., St. James; Property Zoned: LI. SCTM#: 108-2-4.2. Request: Special Exception pursuant to §322-82C in order to permit a trucking station in LI Zoning district; Variance to reduce distance from filling station from 1200 ft. to 600 ft.; Reduce minimum road frontage from 150 ft. to 50 ft.; Reduce minimum parking from 180 to 60 spaces.

DATED: 3/5/2010  
BY ORDER OF:  
ADRIENNE GIANNADO  
CHAIRWOMAN,  
BOARD OF ZONING APPEALS