

One Year of Filed Zoning Board of Appeals Decisions

Official decisions of all Town Boards are filed with the Town Clerk's Office in Hearing Date order

ZBA#	Applicant Name	Hearing	Filed	Decision
21247	Rebecca Forte			sec (#358) Clay Pitts Road & Metcale Lane, East Northport
	09/10/2015	10/29/2015	GRANTED	Request long street side yard variance in order to legalize the existing decks, shed, additions to dwelling & location of pool equipment.
21254	Town of Huntington			(#8) Ludlam Street, Huntington Station
	09/10/2015	09/14/2015	WITHDRAWN	Request revocation of Accessory Apartment Permit #A031263.
21253	Town of Huntington			(#7) Pierre Drive Commack
	09/10/2015	10/14/2015	GRANTED	Request revocation of Accessory Apartment Permit #A0015381.
21259	Dominque Kawas			ns (#28) Graystone Drive approx 240' w/o Tamarack Street East Northport
	09/10/2015	10/14/2015	DENIED	Request side yard variance in order to erect an addition and detached garage.
21226	John Pickett Huntington Toyota			ss Jericho Tpke. 200' w/o Dix Hills Rd. Huntington
	09/10/2015	12/28/2015	GRANTED WITH CONDITION	Request Special Use Permit, Business Depth Extension & request to maintain two buildings on one lot to make alterations to the existing auto dealership and to expand the dealership onto the adjoining acquired property leg outdoor storage in buffer area..
21145	Federal Realty Investment Trust			es Walt Whitman Road (NYS Rte 110) 220' s/o Elderwood Lane, Melville
	09/10/2015	10/29/2015	GRANTED	Request to replace existing pylon sign with a sign exceeding the maximum permitted area for a 19 foot tall freestanding sign with a setback of 12.7 feet.
21276	Mazdak & Andrea Hobbi			ws (#679) Park Avenue 755' s/o Crooked Hill Road, Huntington
	09/17/2015	10/08/2015	GRANTED	Request to legalize a two tier retaining wall exceeding the maximum allowable square footage and height requirement.
21255	Clearwater Homes LLC			(#8) Bromley Place, 414.88' n/o Cuba Hill Rd. Greenlawn
	09/17/2015	10/08/2015	GRANTED	Request lot area, lot width & front yard variances in order to demolish the existing dwelling & garage & erect a new two-story single family dwelling.
21252	Paul and Gina Anderson			nwc (#527) Deer Park Avenue, & Landview Drive, Dix Hills
	09/17/2015	10/08/2015	GRANTED WITH CONDITION	Request long street side yard and side yard variance in order to legalize the detached garage, conversion of attached garage to habitable space & pergola.
21251	Connie Chambers			ss (#3) Lane G, 100' sw/o Glen Na Little Trail, Huntington
	09/17/2015	10/08/2015	GRANTED WITH CONDITION	Request to legalize a metal shed located in the front yard.
21245	Josephine A. Raia			ws (#263) Woodbury Road, 512.67' s/o Ford Street, Huntington
	09/17/2015	10/08/2015	GRANTED	Request lot frontage in order to apply for an Accessory Apartment Permit
21265	Kedrion Biopharma Inc.			ns Duryea Road, 890' e/o Broad Hollow Rd. (NYS Rte 110) Melville
	09/17/2015	10/08/2015	GRANTED WITH CONDITION	Request parking variance and two main buildings on a lot in order to erect forty-five foot tall, 37,784 sq.ft. one & partial two-story accessory industrial building.
21261	Scott Kahn, Oyster Bay Drafting			ss (#8) Frazer Court, 299.49' s/e/o Butterfield Drive, Greenlawn
	09/17/2015	10/08/2015	GRANTED WITH CONDITION	Request side yard variance in order to erect a two story addition to dwelling.
21331	NYSMSA Limited Partnership			(#555) Broadhollow Rd. Melville
	09/17/2015	09/29/2015	DENIED	Request an exemption from Special Use Permit under 198-68.1P in order to upgrade existing facility
21328	New Cingular Wireless			es North New York Avenue 1057.89' n/o Ketewomoke Rd. Huntington
	09/24/2015	09/28/2015	GRANTED	Request Exemption of Special Use Permit in order to maintain and upgrade existing public utility wireless telecommunications facility on the property.

ZBA#	Applicant Name	Hearing	Filed	Decision
21263	Craig Marlow			ss Wells Road, 408.90' e/o Tayl;or Ave. Greenlawn
	10/01/2015	10/21/2015	GRANTED WITH CONDITION	
	Request lot width & front yard variances on Lot 1 & lot frontage& lot width on Lot 2 in order to subdivide property into two lots and apply to Planning Board for subdivision.			
21262	Craig Marlow			ss Wells Road, 408.90' e/o Taylor Avenue Greenlawn
	10/01/2015	10/21/2015	GRANTED WITH CONDITION	
	Request lot width and front yard variances on Lot 1 and lot frontage and lot width variances on Lot 2 in order to subdivide property into two lots and apply to Planning Board for subdivision.			
21260	Thomas and Jeanette Kregel			ss (#8) Fox Hollow Ridings Road 480' e/o Middleville Road Northport
	10/01/2015	10/21/2015	GRANTED AS AMENDED	
	Request side yard variance in order to erect an addition to single family dwelling.			
21267	Joseph Patti			es (#30) Goose Hill Road , 1,320.91' West Main Street, Cold Spring Harbor
	10/01/2015	01/20/2016	GRANTED WITH CONDITIONS	
	Request to erect a 1,360 square foot structure between the dwelling and the street, exceeding the allowable maximum cumulative floor area for an accessory structure.			
21119	John and Nancy Daidola			ws (#207) Park Avenue 552.62 n/o Mill Lane Huntington
	10/08/2015	12/15/2015	GRANTED	
	Request Continuation of Use in order to legalize the existing two-family dwelling.			
21275	Gregory Marzuk			es (#31) Turkey Lane, 150' s/o Grove St. Cold Spring Harbor
	10/08/2015	10/28/2015	GRANTED	
	Request side yard variance in order to erect a front porch, side entry attached to the southerly side of the dwelling, an addition to the n/s and rear of the dwelling and a rear deck.			
21272	Budco Properties			sec Jericho Tpke& Calvert Lane, Commack
	10/08/2015	12/04/2015	GRANTED WITH CONDITION	
	Request Special Use Permit Parking Variance & Relief of Buffer to legalize conditions on site & special exception for business depth extension overnight parking & outside storage.			
21271	David Cooper			ns (#57) Brennan St. 239.50' e/o Lepkamp Ave. Huntington
	10/08/2015	12/03/2015	GRANTED AND DENIED	
	Request side yard variance in order to legalize an entry deck on the east side of the dwelling, a two sheds in the rear yard and a rear basement entrance.			
21291	Auto Zone Northeast, LLC			ns Jericho Tpke. (NYS Rte 25) approx 706' w/o Commack Road, Commack
	10/08/2015	10/28/2015	GRANTED	
	Request Business Depth Extension and Buffer Relaxation to convert existing auto repair facility to retail Auto Zone store and increase the number of stalls on site.			
21266	Laurence & Ann Simon			swc (#70)Little Plains Rd. and Canary Place, Huntington
	10/08/2015	10/28/2015	GRANTED WITH CONDITION	
	Request front and long street side yard in order to legalize a deck.			
21287	Nolan Briggs / First Class Home Services			ws (#11) Bagatelle Road, 764.98' s/o Half Hollow Road, Dix Hills
	10/15/2015	10/28/2015	GRANTED WITH CONDITION	
	Request to legalize a detached two car garage the garage space for four vehicles where three vehicles is permitted, garage area is 745 feet located in the front yard & legalize a wood deck.			
21278	Babureddy Mareddy			ss (#26) Balsam Drive 201.85' w/o White Birch Drive, Dix Hills
	10/15/2015	10/28/2015	GRANTED	
	Request to legalize a 18' x 36' ingorund pool in the rear yard & retaining walls that exceed the height and setback requirement.			
21286	Vincent N. Barese			ss (#12) West Street 257.68' w/o Waterside Road, Northport, NY 11768
	10/15/2015	10/28/2015	GRANTED	
	Request to legalize existing addition to rear of dwelling, erected without permits.			
21279	Roderick & Leonora Gonzalez			120 Lockwood Avenue, Huntington Station
	10/15/2015	10/28/2015	GRANTED	
	Request lot frontage and lot area in order to legalize an accessory apartment.			
21277	Mary Collins			nec (#77) Bayview Drive & Valley Dr. Huntington
	10/15/2015	10/28/2015	GRANTED WITH CONDITION	
	Request to erect a 130 foot long retaining wall exceeding the height requirement and maximum square footage.			
21318	Kathy Staib			ws (#35) Prospect Road, 656.78' s/o Mill Dam Road, Centerport
	10/15/2015	10/28/2015	GRANTED	
	Request side yard variance in order to erect an addition to existing dwelling & legalize rear wood deck and porch conversion.			

ZBA#	Applicant Name	Hearing	Filed	Decision
21284	John Condon Realty Inc. 10/22/2015 11/18/2015	ws (#53) East Mall drive, 326' s/o Bensin Drive Melville	GRANTED WITH CONDITION	Request to reinstate prior ZBA Decision #16340 & legalize three tier retaining wall systems ranging from 0 to 9.91 ft located in the rear yard & onto the neighbors property.Exceeding the max square footage. Lot width for acc apt.
21292	Joyce & Bernard Dubin 10/22/2015 11/16/2015	nwc (#19) Jesse Drive & Royal Lane, Northport	GRANTED	Reques side, front and long street side yard variances in order to erect a one-story addition and legalize deck on long street side yard.And removal of the attached deck on the front yard.
21280	Ken Schulman AIA 10/22/2015 11/17/2015	ns (#61) Clay Pitts Rpad.147' w/o Clay Court, Greenlawn	GRANTED WITH CONDITION	Request front and side yard variance in order to erect a covered wrap around front porch to existing two-story dwelling.
21293	Inken Prochilo 10/22/2015 11/17/2015	ws (#357) Waterside Road 81.25 n/o West Street, Northport	GRANTED WITH CONDITION	Request rear yard variance in order to legalize second story addition and shed too close to the property line.
21294	Secure Capital Group 10/22/2015 11/17/2015	nec Jericho Tpke and Charles Street, Huntington	GRANTED WITH CONDITION	Request Special Use Permit for Business Depth extension in order to erect a 3,400 square foot retail building with associated parking area & retaining walls.
21163	Michael Kaplow 10/22/2015 12/11/2015	nwc West Hills Road & Rope Court Melville	GRANTED WITH CONDITION	Request Special Use Permit in order to legalize the existing Siberian Husky rescue operation where the applicant maintain more than 4 animals & the dog pen is located in the front yard too close to the lot line and legalize shed in front yard.
21290	Walt Whitman Mall LLC 10/29/2015 12/16/2015	New York Avenue & Detroit Rd & eso Walt Whitman Road (NYS Rte 110)	GRANTED WITH CONDITION	Request Special Use Permit and parking variance in order to construct and establish a 1,000 square foot patio for outside dining to the east side of the mall for which four additional parking stalls will be required
21298	Andrew J. Schmitz III AIA 10/29/2015 12/11/2015	nwc (#11) Thorman Lane & Flowerfield Court, Huntington	GRANTED AS MODIFIED	Request long street side yard in order to demolish single family dwelling and erect a new single family dwelling.
21321	R&S Development LLC 10/29/2015 12/11/2015	ss East Main St. 280.77' w/o Old Northport Road Huntington	GRANTED WITH CONDITION	Request Special Use Permit, Parking Variance, Area Variance and/or Use Variance to extend business depth to add parking for existing medical office
21297	Gregg Aramanda 10/29/2015 12/11/2015	ss (#6) Tanyard Lane659.82' e/o Radcliff Dr. Huntington	GRANTED	Request to legalize the in-ground pool, patio and tiered retaining walls in the rear yard.
21285	Daniel Burko 10/29/2015 01/20/2016	ss (#24) Waverly St., 100' e/o Pine St. Huntington Station	DENIED	Request rear variance in order to legalize a finished basement, egress window attached to the rear of the dwelling, and enclosed rear porch & interior alteration to the garage.
21296	Judy Soon Yi 10/29/2015 12/11/2015	#210A West 22nd St. Huntington	GRANTED WITH CONDITION	Request lot frontage and lot area in order to apply for an Accessory Apartment Permit.
21195	Dr. Samir Mastafa, Islamic Center of Melville 10/29/2015 12/11/2015	sec Old East Neck Road & LIE South Service Rd. Melville	GRANTED WITH CONDITIONS	Request parking variance and buffer relief in order to erect a place of worship and permit parking between the main building and the street.
21283	Arthur Bienz 11/05/2015 12/11/2015	nec (#6) Tiffany Lane & Siegried Place East Northport	GRANTED AND DENIED	Request long street side yard variance & accessory structure relief in order to legalize second story addition and the proposed & existing detached garage
21329	Michael Macrina Architect 11/05/2015 11/17/2015	sec (#28) Seaman Neck Road & Hastings St. Dix Hills	GRANTED	Request side yard and long street side yard in order to replace fire damaged house on the exsisting foundation.
21306	Stewart Avenue Ventures, LLC 11/05/2015 07/14/2016	nec Stewart Avenue & Gerard Street, Huntington	GRANTED WITH CONDITION	Request Special Use Permit for Off Street Parking to erect a three story building with basement for storage first floor retail/office & 2nd & 3rd floors for a total of 12 apartments with rooftop access & rooftop lounge.green roof&utiliize municipal pkg lot

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21299	Claudia Hinrichsen 11/05/2015 11/17/2015 GRANTED			ss (#163) Hoover Place, 103.66' e/o Van Buren Street, Centerport Request to legalize 5.5 foot high retaining wall too close to the property line.
21295	Joshua Berg 11/05/2015 11/17/2015 GRANTED			ss (#8) Klaffky Court approx 212' e/o Park Avenue, Huntington Request side yard variance in order to legalize the existing one story additions and deck with steps
21302	Deborah Yelington, Dynamic Permits 11/12/2015 12/07/2015 GRANTED WITH CONDITION			swc (#80) East 20th Steet & unnamed Street 1552.19 e/o NY Ave. Huntington Station Request side yard variance in order to legalize the proposed and existing cellar entrance and legalize the finished basement, 2nd story dormer front & rear decks.
21305	Brandon Hamchuk RA, BKH Architect 11/12/2015 12/07/2015 GRANTED AS AMENDED			ss (#49) Caldwell Street, 200' w/o Mulford Ave. Huntington Station Request side yard & rear yard variance in order to legalize the existing detached garage and permanent stairs attached to single family dwelling
21336	George Kinney 11/12/2015 11/20/2015 GRANTED AND DENIED			ns (#151) Seaman Neck Road, 543.42' sw/o Kreuger Place Dix Hills, Request side yard variance in order to rebuilding the easterly side of the dwelling damaged by fire, install a basement egress window, erect a cellar entrance & erect an addition to the side of the dwelling.
21330	Alison Steindler Nobre d/b/a The Chicken Coop 11/12/2015 12/07/2015 GRANTED			ss (#212) East Main Street 199.35' opposite the terminus of Beaupre Ct. Huntington Request Special Use Permit in order to utilize the existing property as a food shop with second story offices including a 368 first floor addition.
21303	James M. Collins 11/12/2015 12/07/2015 GRANTED			sec (#26) Talmadge Drive & Front Drive, Huntington Station Request long street side yard variance in order to legalize the existing deck located on the northerly side of single family dwelling.
21308	John & Jennifer Joyce 11/12/2015 12/07/2015 GRANTED			ss (#392) Maplewood Road, 648.16' w/o Park Avenue, Huntington Station Request to erect an addition to existing detached garage exceeding the cumulative floor area. The proposed cumulative floor area is 1,995 square feet where 1,200 square feet is permitted.
21301	John Goncalves 11/12/2015 12/07/2015 GRANTED			ss West Main Street, 119.30' e/o Midland St. Huntington Request rear yard variance in order to legalize a sunroom.
21311	Gerard Haff & Assoc. 12/03/2015 01/20/2016 GRANTED WITH CONDITION			ns (#18) Markwood Lane, 108.84' w/o Clemente Place, East Northport Request to reinstate prior ZBA decision #12323 for rear and side yard variances in order to legalize a one-story rear addition and existing attached metal awning.
21319	Jacqueline & Christopher Arvans 12/03/2015 03/11/2016 GRANTED WITH CONDITION			es (#17) Poplar Place, 428.74' s/o Main St. Cold Spring Harbor Request to legalize a two tiered retaining wall system ranging in height from 3feet to 8.1 feet where the wall is 3 feet from the property where 10 feet is required. And exceeding the maximum sq footage for retaining walls.
21309	William F. Winkler 12/03/2015 01/20/2016 GRANTED WITH CONDITION			es (#26) Harding Street approx 125' s/o Roosevelt Ave. East Northport Request to erect an attached garage addition resulting in a 3 bay garage where two bays are permitted.
21307	Henry L. Gralow 12/03/2015 01/20/2016 GRANTED			sec (#6) Bayberry Lane and Dogwood Lane, Northport Request rear yard and long street side yard variances in order to legalize two additiions to the rear of the dwelling, a deck attched to the side & a shed.
21310	Scott DeGelleke 12/03/2015 01/20/2016 GRANTED			ns (#418) Arthur Street, ne Washington Ave. Centerport Request front yard variance in order to legalize enclosed front wood porch.
21314	Paul Como, Paul Como Swimming Pools 12/03/2015 01/20/2016 GRANTED WITH CONDITION			nwc (#401) Clay Pitts Road,& Gildare Drive, East Northport Request to erect an inground swimming pool in the front yard.
21320	John and Meredith Hassett 12/03/2015 01/20/2016 GRANTED WITH CONDITION			nes (#8) Eagle Hill Court, 290.39' ne/o Bardwell Lane Huntington Request to legalize a retaining wall system ranging in height from zero to 7 feet located within 2.6 feet of the rear property line too close to the property line and legalize a shed too close to the proeprty line.

ZBA#	Applicant Name	Hearing	Filed	Decision
21315	Edward Fatscher & Kristie Romano			ss (#73) Thadford Street, 103.94' e/o Lansing Lane, East Northport 12/10/2015 01/19/2016 GRANTED WITH CONDITION Request side yard variance in order to legalize the existing cabana, and roofed over porch extension too close to the side yard. And legalize existing shed to close to the rear yard.
21322	Chris Danzi			es (#6) Timberline Drive, 203.90' n/o Forestdale Drive, Huntington 12/10/2015 01/20/2016 GRANTED Request rear yard variance in order to legalize a deck.
21312	Scott Neher			(#130) Huntington Bay Road, Huntington 12/10/2015 01/20/2016 GRANTED WITH CONDITION Request to subdivide the property into two lots and request lot width variance on Lot 2 and apply to Planning Board for subdivision approval.
21288	Heather Brin, Heather Brin Architect PC			ns (#19) Depew Street, 100' e/o Crown Avenue, Huntington 12/10/2015 01/20/2016 GRANTED Request lot area, lot width side yard and rear yard variances to demolish existing extended second story in disrepair and erect new second story over existing first floor footprint.
21124	12 Huntington Realty LLC & 1620 New York Ave LL			nec New York Avenue and East 12th Street Huntington Station 12/10/2015 08/11/2016 GRANTED WITH CONDITION Request Special Use Permit, Parking Variance and Business Depth Extension in order to demo existing one story masonry service station two store residence & garage and erect one story retail building parking area& cross easement between lots 39&40
21199	Zdravko & Juliana Badurina			es (#87) Daly Road 209.38' n/o Phyllis Drive East Northport 12/10/2015 01/20/2016 DENIED Request rear yard variance in order to legalize a letter-in-lieu structure as a second dwelling where no more than one dwelling is permitted on a lot & a 9' x 25' rear deck attached to the main dwelling.
21343	Alan Starkman			nec Jericho Tpke and Elwood Road, East Northport 12/17/2015 01/29/2016 GRANTED WITH CONDITION Request Special Use Permit to relocate the existing commercial place of amusement which was previously approved in order to operate in the building currently located in the easterly property to the westerly lot
21324	Deborah Yelington, Dynamic Permits			es (#50) Terrace Drive 100' s/o Pine Drive, East Northport 12/17/2015 01/29/2016 GRANTED Request side yard variance in order to legalize additions built over existing garage, conversion of single car garage to den conversion of fireplace to coal stove living space over two car garage dormer over garage utilized for accapt.stairs n rear gar.
21327	Robert Yee			ns (#58) Cliftwood Drive, 582.97' w/o Hildreth Avenue Huntington 12/17/2015 01/29/2016 GRANTED Request to legalize three tier retaining wall system ranging in height from 0 to 15 feet & located within 0.1 feet from the side property line exceeding the maximum square footage and too close to the property line.
21323	Deborah Yelington, Dynamic Permits			ss (#36) Bonaire Drive, 1771.39' sw/o Kinsella St. Dix Hills 12/17/2015 01/29/2016 GRANTED WITH CONDITION Request to legalize a gazebo too close to the side yard and a shed & pool equipment too close to the rear yard
21375	New Cingular Wireless PCS			ns Alvord Court 808 feet west of West Sanders Street, Greenlawn 12/17/2015 12/23/2015 GRANTED Request Exemption of Special Use Permit in order to remove 3 existing antennas, add 3 new antennas & move 3 existing antennas to another mounting point on existing masts. Also replace 3 existing RRH units with 3 ew RRh units.
21313	Raphan Corp.			es Walt Whitman Road (NYS Rte. 110) approx 353.14' s/o Holland Street Melville 12/17/2015 03/30/2016 GRANTED WITH CONDITION Request Special Use Permit & Parking Variance in order to legalize conversion of a 10,034 square foot building with in-sufficient off street parking to retail use.
21355	John Condon Realty			ws Dartmoor Drive @ Carrington Dr. East Northport 12/17/2015 01/29/2016 GRANTED Request front rear and long street side yard variances in order to legalize the additions.
21102	Town of Huntington			(#42) E. Cortelyou Street Huntington Station 01/07/2016 01/29/2016 GRANTED Request to revoke Accessory Apartment Permit #A029692.
21339	Diodoros Mihalios			ss (#20) Penelope Lane, 1573.72' e/o Austin Lane Huntington 01/07/2016 01/29/2016 GRANTED Request erect a detached two car garage with storage and convert 100 square feet of the existing two car garage to living space exceeding the cumulative floor area proposed area of 1400 sq ft where 1200 is permitted.

ZBA#	Applicant Name	Hearing	Filed	Decision
21338	Adam Bock 01/07/2016 01/29/2016 GRANTED			swc (#2) Crawford Drive & Hill Drive Dix Hills Request long street side yard in order to legalize covered front porch, pool equipment too close to the rear yard and a shed in the long street side yard.
21390	New Cingular Wireless PCS 01/07/2016 01/13/2016 GRANTED			eastside 555 Broad Hollow Rd (NYS Rte 110) south of Duryea Road Melville Request Exemption of Special Use Permit to replace three antennas with three new antennas & add three RRH units. One new antenna and one new RRH unit to be placed in three equipment sectors.
21347	Daniel Burko Consulting 01/07/2016 01/29/2016 GRANTED			nec (#404) 7th Street & Baylor Place East Northport Request to install an in-ground swimming pool in the front yard.
21316	257 Little Neck Road, LLC 01/07/2016 08/05/2016 GRANTED WITH CONDITION			wso Little Neck Road, 124' s/o Mariner's Court, Centerport Request lot width side yard steep slope variances to subdivide the lot into two lots&erect a single family dwelling on Lot 1&erect a pool in a 24% slope&retaining walls located too close to the property line&apply to Planning Bd for subdivision approval.
21326	Joan and Tom Nickels 01/07/2016 01/29/2016 GRANTED			es (#31) Barbara Court, 349.78' n/o Arbutus Road, Greenlawn Request side yard variance in order to legalize a garage attached to the side of the dwelling and an enclosed patio attached to the rear of the dwelling.
21317	257 Little Neck Road LLC 01/07/2016 08/05/2016 GRANTED WITH CONDITION			wso Little Neck Road 124' s/o Mariner's Court Centerport Request side yard&steep slope variances to subdivide the lot into two lots & erect a single family dwelling on Lot 2 & erect a pool & retaining walls exceeding the hgt &located too close to the property line&apply to Planning Bd for subdivision approval.
21183	Lisa Gorman 01/07/2016 01/29/2016 GRANTED			es (#42) Old Brook Road, 485.00' n/o East Doris Lane, Dix Hills Request side and front yard variances in order to erect an addition to single family dwelling and legalize shed on a thru lot.
21257	Jeffrey T.Colon 01/07/2016 03/30/2016 GRANTED WITH CONDITION			ns Broadway, 140' w/o Monaton Drive, Huntington Station Request Special Use Permit, Business Depth Extension & Interpretation to legalize existing contractors office with outside storage to establish two apartments & erect 2,090 sq ft one-story ten car garage.
21244	Laurence Loscalzo 01/14/2016 02/17/2016 GRANTED			es (#40) Pidgeon Hill Road, 949.77' s/o Jericho Tpke. Huntington Station Request variance in order to legalize a detached three car garage where permits were issued in 2004 exceeding the height requirement and exceeding the gross floor area permitted.
21273	Michael and Joan Colonna 01/14/2016 02/17/2016 GRANTED			ss (#10) St. Ann Court, 289.08 s/e/o Thorney Avenue Huntington Station Request to legalize above ground swimming pool too close to the property line.
21337	Claudia Hernandez 01/14/2016 02/17/2016 DENIED			swc (#230) West Pulaski Road & Kilburn Ave. Huntington Station Request rear yard variance in order to maintain attached garage and legalize conversion of garage to living space and finish basement to living space, outside cellar entrance and 2 egress windows for one family dweling.
21335	Timothy and Lois Vardaro 01/14/2016 02/17/2016 GRANTED WITH CONDITION			nwc (#36) Oakledge Drive & Perth Place East Northport Request rear yard variance in order to erect a roofed over patio.
21334	Scott Ainsworth 01/14/2016 08/05/2016 DENIED			ns (#23) Wicks Road 60' w/o Meadow Haven Lane East Northport Request sde yard variance in order to legalize carport attached to the side of the dwelling and legalize shed all of which are too close to the property line.
21374	James DeLuca, DeLuca Designs 01/14/2016 02/17/2016 GRANTED			eastside #261 Little Neck Road approx 50 feet south of Mariners Court Centerport Request to modify ZBA#21258 to demolish one-car garage and erect a two-car garage, demolish playhouse and erect a building attached to garage with habitation and heat within the structure and attached porch.
21332	Ed Monney, Island Towers LLC 01/14/2016 03/18/2016 GRANTED			(#1219) Carlls Straight Path, 754.15' north of Candlewood at Dix Hills Request Special Use Permit in order to demolish the existing 90 foot tall tower on the southerly side of the property & erect a new 133 foot tall tower on the northerly side to close to the property line.

ZBA#	Applicant Name	Hearing	Filed	Decision
21345	Jeffrey M. Conforte 01/21/2016 03/10/2016 GRANTED			ss (#4) Casey Court 90.58' w/o Cove Road, Huntington Request lot area, lot width, front, rear and side yards variances in order to legalize addition to dwelling and attached deck.
21369	Michael Diesu 01/21/2016 03/10/2016 GRANTED			50 Deepdale drive Huntington Station Request lot frontage in order to apply for an Accessory Apartment.
21371	Rick Hovanec 01/21/2016 03/10/2016 GRANTED			Easton Home Building northside 109 Truxton Road 101.7 east of Trescott Street Dix Hills Request lot area lot width front yard rear yard and sides yards variances in order to erect a two story dwelling.
21348	Karen and Kenneth Mossey 01/21/2016 03/10/2016 GRANTED			es (#5) Clarissa Lane, 537.14' n/o Abby Drive, East Northport Request front and side yard variances erect 1st floor addition to create an accessory apartment
21340	Debra Perille 01/21/2016 03/10/2016 GRANTED WITH CONDITION			ss (#9) Tracy Drive 441.37' w/o Preston St. Huntington Request rear yard variance in order to legalize the existing screened in roofed over porch.
21341	Christopher Borrelli and Cori Meidenman 01/21/2016 03/10/2016 GRANTED WITH CONDITION			es (#286) Cook Street, 763.83' n/o Cooper Ave. Huntington Station Request to legalize retaining walls exceeding the maximum square footage and exceeding the height and too close to the property line.
21274	Timothy Logan, Mitsubishi Electric Power Products 01/21/2016 03/10/2016 GRANTED			nec Marcus Rd & Republic Rd. Melville Request Special Use Permit for proposed outdoor storage & waiver of site plan review.
21349	Lawrence Silverman AIA, Nemschick Silverman PC 01/28/2016 03/23/2016 GRANTED			swc (#1) Canary Court & swallow Lane, Huntington Request to erect a detached garage in front of the main dwelling. & two feet from the property line where ten feet is required.
21360	Edward Rottkamp 01/28/2016 03/22/2016 GRANTED			nec (#5) Arlington Street & Cambridge Avenue Melville Request long street side yard variance in order to legalize the front porch and rear deck attached to the rear of the dwelling.
21353	Laura L. Smith 01/28/2016 03/22/2016 GRANTED WITH CONDITION			es (#97) Glenna Little Trail approx 136 n/o Lane E Huntington Request front yard variance in order to legalize the existing rear deck also legalize the enclosed sunroom on a thru lot.
21350	Scott Kahn, Oyster Bay Drafting 01/28/2016 03/22/2016 GRANTED WITH CONDITION			swc (#2) Eckert Street & Melville Road, Huntington Station Request long street side yard and side yard variances in order to erect additions to the single family dwelling.
21407	New Cingular Wireless 01/28/2016 02/03/2016 GRANTED			wso (#33) Walt Whitman Rd (NYSRoute 110) approx 321 feet /o Jericho Tpke. (MYD Rte 2 Request Exemption of Special Use Permit in orde to remove three antennas & replace with tree new antennas & add three RRH units to existitng mounting brackets.
21408	New Cingular Wireless 01/28/2016 02/03/2016 GRANTED			es Pidgeon Hill Road s/o woodstone Court So. Huntington Request Exemption of Special Use Permit in order to remove three existitng antenna & replace with three new antennas & add three new RRH units to mounting point on existing pipe masts.
21344	Steven and Heather McGee 01/28/2016 03/22/2016 GRANTED			ns (#5) Burbank Court approx 182' w/o Alton Ave. Greenlawn Request to legalize two sheds located between the street and the dwelling the shed is located 1.33 feet from the easterly property line instead of the required 2 feet.
21342	Daniel Knopf 01/28/2016 03/22/2016 GRANTED			ws (#7) Cannon Court 200.27' n/o Park Ave. Huntington Request side yard variance in order to remove existing detached two car garage and erect a new detached two car garage
21352	George Cotsonas 01/28/2016 03/22/2016 GRANTED			ws (#323) Waterside Road, 75.01' s/o Coles Place, Northport Request side yrd variance in order to legalize existing shed and deck too close to the property line.
21380	Sosh & Jennifer Andriano 02/04/2016 02/17/2016 GRANTED			northside (#28) Carlisle Drive, 83.49' e/o West View Road Northport Request side yard variance in order to remove the existing garage an addition to the side of dwelling for a garage & erect front covered porch.

ZBA#	Applicant Name	Hearing	Filed	Decision
21366	TBC Corporation 02/04/2016 02/17/2016 GRANTED Request Special Use Permit and Business Depth Extension . in order to establish a 3,791 Square feet auto repair facility with associated parking area, signage and dumpster enclosure.			northside East Jericho Tpke 276.40 feet west of Ware Avenue Huntington
21367	192 East Main Street 02/04/2016 02/17/2016 GRANTED WITH CONDITION Request Parking variance in order to redevelop the premises with a 3,000 sq ft single story office building with basement storage providing 15 parking stalls where 21 are required.			southside 192 East Main Street 548.97 feet east of Old Northport Road Huntington
21372	Thomas Conforti 02/04/2016 06/20/2016 GRANTED Request accessory structure relief in order to legalize a detached garage with attached shed, a 1.16 x 8.16 feet shed, stone fire-place above ground pool with attached deck & onestory addition and erect a first floor addition & remodel second floor.			northeast corner 17 West Street and Ellis Avenue Northport
21376	Teresa Rosato 02/04/2016 02/17/2016 GRANTED Request to legalize chicken coop too close to the side yard, shed and deck attached to the rear of the dwelling.			northside 14 Cheshire Street 500 feet east of Woodhull Avenue Huntington Station
21356	Juan Taveras 02/04/2016 02/17/2016 GRANTED Request side yard variances in order to maintain egress window, two A/C units and legalize rear deck and cellar entrance.			ws (#2441) New York Avenue 139.56' s/o Holland Street Melville
21354	Thomas and Rosemarie Augusta 02/04/2016 03/23/2016 GRANTED WITH CONDITION Request side yard variance in order to legalize attached carport and legalize the existing deck with trellis, two sheds and wood landing.			nws (#30) Pine Drive @Terrace Drive East Northport
21411	Verizon Wireless 02/04/2016 02/10/2016 GRANTED Request Exemption of Special Use Permit in order to remove nine existing antennas and replace with nine new antennas. And add twelve RRH units & three distribution boxes to existing brackets, add one new GPS to the rear of the building.			ws 33 Walt Whitman Road NYS 110 no Jericho Tpke. Huntington Station
21357	Mark J Bible 02/04/2016 02/17/2016 GRANTED WITH CONDITION Request variance in order to legalize the 32.4' x 14.6' building as a second dwelling where two dwellings on a lot are not permitted.			ss (#136) Burr Road, 424.69 w/o Larkfield Road, East Northport
21219	Robert and Julie Potter 02/25/2016 03/29/2016 GRANTED Request Special Permit, Parking Variance and area Variances to legalize the existing commercial use for contractors yard, outdoor storage addition to building, relocate existing fence & wall to the easterly prop line demo one sty residence.			152-174 Broadway Huntington Station
21365	Beth M Lynch 02/25/2016 03/23/2016 GRANTED WITH CONDITION Request front yard and side yard variances in order to erect a front porch a side addition legalize a deck associated with swimming pool, legalize retaining walls and two sheds			es 47 Wyoming Drive 182.38 feet s/o Wheeler Drive Huntington Station
21363	Deborah Yelvington, Dynamic Permits 02/25/2016 03/23/2016 GRANTED WITH CONDITION Request front and side yard variances in order to legalize two window wells, cellar entrance, two sheds too close to the property line and the deck too close to the property line attached to the above-ground pool.			nwc (#36) Wheatfield Lane & Bishop Olace, Commack
21361	Bill and Lauren Elward 02/25/2016 03/23/2016 GRANTED WITH CONDITION Request front yard variance in order to erect an attached front portico and foyer.			ns (#37) Wyckoff Street, 1080.02' w/o Broadway Greenlawn
21248	NY SMSA Limited Partnership d/b/a Verizon Wireless 02/25/2016 03/23/2016 GRANTED Request Special Use Permit in order to establish a new Verizon Wireless public utility wireless telecommunication facility.			sec Main Street and Elm Street, Cold Spring Harbor
21359	Michael Recher 02/25/2016 05/11/2016 DENIED Request to legalize the 25.2' x 25.3' garage with living space above where no more than one main building on a lot is permitted.			ss (#32) Harborview Drive 1229' w/o Sandy Hollow Rd. Northport
21358	Frances P. Pochtrager 02/25/2016 03/29/2016 GRANTED WITH CONDITION Request front yard variance in order to legalize deck attached to the front of the dwelling, legalize retaining wall too close to the property line and legalize detached barn.			ss (#24) Harborview Drive 830.07' e/o Sandy Hollow Rd. Northport
21362	Hilaire Liegey 02/25/2016 03/23/2016 GRANTED Request side yard variance in order to legalize garage and front additions and to legalize shed and screened masonry porch.			es (#8) Talbot Place, 434.27' s/o E. Rogues Path Huntington Station

ZBA#	Applicant Name	Hearing	Filed	Decision
21427	AT&T New Cingular Wireless			westside 510 Broadhollow Road (NYS 110) north of Baylis Road Melville
	03/03/2016	03/04/2016	GRANTED	
	Request Exemption of Special Use Permit in order to replace 6 antennas with six new antennas, six RRH units & replace with nine new RRH units new equipment will be added to the existing equipment area on the roof.			
21384	Raymond John Pick			south east corner 15 Lee Street and McArthur Street Huntington
	03/03/2016	05/03/2016	GRANTED	
	Request front rear and side yard variances in order to legalize a rear addition that was granted prior relief #9801 and legalize an attached screened patio & replace permit for garage.			
21392	Gennaro Cozzolino Shells Only of Suffolk nc.			es (#2) Bainbridge Avenue 70' s/o Old Country Rd. Melville
	03/03/2016	05/03/2016	GRANTED	
	Request side yard variance in order to erect a second story addition over existing garage.			
21428	Verizon Wireless			westside 127 Burs Lane 1000 feet south of Duchess Court Dix Hills
	03/03/2016	03/04/2016	GRANTED	
	Request Exemption of Special Use permit in order to replace nine existing antennas with twelve new antennas 185 feet above ground level. Replace six RRH units with fifteen RRH units replace three junction boxes with three main distribution boxes			
21370	Douglas Quimby Oakcrest Associates			northeast corner Depot Road and East 9th Street Huntington Station
	03/03/2016	05/03/2016	GRANTED WITH CONDITION	
	Request front yard and area variances in order to erect a 2,436 square foot multifamily dwelling with 84 square foot covered porch			
21429	Verizon Wireless c/o Amato Assoc.			northside 9 Park Circle and westside Little Neck Rd. Centerport
	03/03/2016	03/04/2016	GRANTED	
	Request Exemption of Special Use Permit to replace six antennas with six new antennas two antennas located on the nwc of the building, three new ballast mounts with six new RRH units & three new main distribution boxes.			
21430	Verizon Wireless c/o Amato Law Group			southside 1444 Jericho Tpke approx 1418.80 feet east of Old Country Road, Dix Hills
	03/03/2016	03/04/2016	GRANTED	
	Request Exemption of Special Use Permit in order to replace twelve antennas with twelve new antennas add twelve new RRH units & three new main distribution boxes inside the parapet wall. Add one new GPS antenna & three new main distribution boxes.			
21333	Moises Villatoro			167 East 10th St. Huntington Station
	03/10/2016	05/02/2016	GRANTED WITH CONDITION	
	Request lot frontage and lot area in order to legalize an accessory apartment and legalize pool equipment and shed too close to the property line.			
21377	Pamela Gottesman			15 Bradbury Avenue Huntington Station
	03/10/2016	05/02/2016	DISMISSED WITHOUT PREJUDICE	
	Request lot frontage and lot area in order to apply for an Accessory Apartment Permit.			
21379	John Condon Realty			south side #30 Chestnut Street 369.96 feet west of Soundview Avenue Huntington
	03/10/2016	05/02/2016	GRANTED	
	Request side yard variance in order to legalize an addition to single family dwelling.			
21382	John Gilligan			eastside #5 Nyack Drive 200 feet south of Teaneck Drive East Northport
	03/10/2016	05/02/2016	GRANTED WITH CONDITION	
	Request front and side yard variances in order to erect an addition to single family dwelling.			
21385	Kenneth Fredericks			southside 302 E. Main Street 370.21 ' east of Cherry Lane, Centerport
	03/10/2016	09/02/2016	GRANTED	
	Request to legalize three tier retaining wall ranging in height from 7.5 feet to 10 feet located 2 feet from the property line exceeding the square footage and too close to the property line.			
21447	New Cingular Wireless c/o Shore 2 Shore			southside 210 West Pulaski Road east of Kilburn Ave. Huntington Station
	03/17/2016	03/21/2016	GRANTED	
	Request Exemption of Special Use Permit in order to replace 3 existing antennas with 3 new antennas inside the existing monopolee. Remove 3 existing RRH units and replace with 9 rrh units on the outside of the equipment shelter.			
21446	New Cingular Wireless			westside Burrs Lane 1,197.81 feet south of Duchess Court Dix Hills
	03/17/2016	03/21/2016	GRANTED	
	Request Exemption of Special Use Permit in order to replace 3 existing antenna with 3 new antennas & add 3 new RRH units onto the existing mounting masts.			
21445	New Cingular Wireless			Wicks Road and Larkfield Road Commack
	03/17/2016	03/21/2016	GRANTED	
	Request Exemption of Special Use Permit in order to remove 6 antennas & replace with 6 new antennas, remove 6 RRH units & replace with 9 RRH units add 3 fiber management boxes to the units.			

ZBA#	Applicant Name	Hearing	Filed	Decision
21406	Colleen Moraghan			es (#27) Crosby Place 1392.05' s/o Wilton Rd. Cold Spring Harbor 03/17/2016 03/30/2016 GRANTED WITH CONDITION Request area variance in order to legalize a pergla too close to the property line. And legalize shed, addition to dining room front roofed over porch and addition to wood deck.
21404	Edward Pivarsky			ws (#165) Vernon Valley Road 757.49' s/o Dickinson avenue East Northport 03/17/2016 03/30/2016 GRANTED WITH CONDITION Request rear yard variance in order to legalize an enclosed sunroom built on an enclosed porch.
21401	Alexandra Whyte-Alcaraz			ss (#420) McKinley terrace, 215.07' e/o Adam St. Centerport 03/17/2016 03/30/2016 GRANTED WITH CONDITION Request front and side yard variance in order to legalize retaining walls exceeding the height requirement, maximum sq footage and too close to the porperty line, shed too close, second story deck & roofed over porch.
21400	PR Huntington Storage LLC			es Oakwood Road, 145.15' s/o W. Rogues Path Huntington Station 03/17/2016 03/30/2016 GRANTED Request Special Use Permit, setback variances, building lot coverage FAR,outdoor storage, parking variance & buffer along frontage in order to expand the existing self service storage facility.
21420	Dorothy Weltsek			214 Little Plains Road and Manor Road Huntington 03/31/2016 05/10/2016 GRANTED Request area variance in order to permit an accessory apartment exceeding the required 650 square feet. The proposed apartment is 832 square feet with two (2) bedrooms.
21423	Gateway Plaza Partner LLC c/o Renaissance Downtow			southeast corner New York Avenue (NYS Rte 110) and Olive Street Huntington Station 03/31/2016 05/02/2016 GRANTED Request SUP for Business Depth Ext,Parking& loading,Steep Slope,rear yard variances & buffer to develop a three-story building with commercial uses on the 1st floor & apartments on the upper two stories exceeding footprint of 1st flr.
21396	Keith Pierce			ws (#303) Waterside Avenue 417.25' s/o Butler Place Northport 03/31/2016 05/10/2016 GRANTED Request side yard variance in order to erect a second story addition along with alteratons to the existing second floor.And legalize the existng 10.3 x 12.2 frame shed.
21387	Gladis Molina Sorto			southside (#8) West 14th Street, 173.95' west of New York Avenue, Huntington Station 03/31/2016 05/10/2016 GRANTED WITH CONDITION Request lot frontage & lot area in order to apply for an accessory apartment & request a front yard variance in order to legalize a one story addition & accessory structure relief for garage with attached roof over and a/c unit too close to side yard.
21383	Noel McGrath			westside 179 Burrs Lane 94.04 feet south of Dooley Court Dix Hills 03/31/2016 05/10/2016 GRANTED WITH CONDITION Request to convert a garage and storage building into a residential structure where no more than one dwelling is permitted on a lot.
21386	Melvin Avelar			99 West 10th Street Huntington Station 03/31/2016 05/10/2016 GRANTED WITH CONDITION Request lot frontage and lot area in order to apply for an accessory apartment permit.
21410	Deborah Alperti			ns 154 Stony Hollow Road 877.25 feet seo Wells Road Greenawn 04/07/2016 05/10/2016 GRANTED Request to legalize a 10.2 x 12.1 foot shed and pool equipment located in the front yard.
21413	Town of Huntington			20 Olympia Place, East Northport 04/07/2016 04/11/2016 GRANTED Request to revoke Accessory Apartment Permit #A 032124.
21388	Erik A. Bjerneby EAB Architectural Designs			eastside (#11) Sandy Hollow Road, 76.66 ' s/o Harbor View Drive Northport 04/07/2016 05/10/2016 GRANTED Request rear and side yard variance in order to erect a second story addition to single family dwelling.
21403	Carlos Maldonado, Centro Cristiano Misionero, Inc.			ss East 10th Street 109.69' e/o Depot Rd., Huntington Station 04/07/2016 05/10/2016 GRANTED Request Parking Variance & buffer Variance in order to apply for a place of worship on the first floor with accessory offices & storage in the basement.
21389	Michael Still			northwest corner #37 Birmingham Drive & Worcester Drive Northport 04/07/2016 06/13/2016 GRANTED WITH CONDITION Request front and long street side yard variance in order to erect an addition to existing deck, side yard variance in order to legalize existing cellar entrance.

ZBA#	Applicant Name	Hearing	Filed	Decision
21397	Tariq Mahmud 110 Prime Inc. 04/07/2016 06/13/2016 GRANTED Request Special Use Permit for Off street Parking to install 2 10,000 gallon underground gasoline storage tanks & replace pump islands with new pump islands erect new canopy over islands convert service station building to convenience store.&sign var.			nwc (#161) New York Avenue and Prime Ave. Huntington
21393	Michael Sudano RA 04/07/2016 05/10/2016 GRANTED Request side yard variance to convert the rear patio, wood deck attached to the w/s of the dwelling& portion of t front deck to a two-story living space,maintain 198 sq ft rear deck repair wood ecks & walks maintain shed install septic system w/ ret. Wall			ns #66 Makamah Beach Rd Makamah Road Northport
21412	Town of Huntington 04/07/2016 06/13/2016 DENIED WITH CONDITIONS Request to revoke Accessory Apartment Permit #A033579.			97 East 11th Street Hutningotn Station
21436	Renaissance Downtowns at Huntington Station LLC 04/14/2016 08/08/2016 GRANTED Request Special Use Permit for Business Depth Extension and Parking Variance to erect a three-story building with commerical uses on the first floor & residential apartments on the upper stories.			northeast corner New York Ave. (NYS Rte110) and Northridge St. Huntington Station
21421	Lindsay Trimarchi, Starbucks Corp. 04/21/2016 06/13/2016 GRANTED Request to erect pre-meu boar sign & wall sign on the south frontage of the buidling.			northeast corner Walt Whitman Road and Holland Street Melville
21424	Afsaneh Mardani 04/21/2016 06/13/2016 GRANTED Request lot frontage in order to apply for an accessory apartment permit.			2212 New York Avenue Huntington Station
21437	Valerie Tina 04/28/2016 06/20/2016 GRANTED WITH CONDITION Request clarificiation of Accessory structure and side yard variance in order to convert a two car garage attached by a second story hallway to habitable space.			eastside 42 Woods End Drive North 204.41' south of Upper Half Hollow Road Dix Hills
21463	Verizon Wireless 04/28/2016 05/03/2016 GRANTED Request exemption of Special Use Permit in order to replace nine existing antennas with nine new antennas, replace six diplexers with twelve RRH units & three distribution boxes to be mounted on the back side of parapet wall, one new GPS antenna.			northwest corner of Waterside Avenue and Eatons Neck Road Northport
21441	Del Frisco's Grille of New York LLC 04/28/2016 06/10/2016 GRANTED Request Parking Variance in order to permit outdoor dining area as a permitted use.			southwest corner New York Ave & Detroit Road eastside of Walt Whitman Road Huntington
21434	Eric Lichten 04/28/2016 06/13/2016 GRANTED Request side yard variance in order to erect additions to the ear o the dwelling and attached rear deck and redesign the front entry.			northside 3 Birchwood Drive 60 feet west of Pidgeon Hill Road Huntington Station
21426	Benjamin and Nicole Carey 04/28/2016 06/13/2016 GRANTED Request front and side yard variances in order to correct setbacks from prior ZBA # 18946			northside 21 Teaneck Drive 734.74' east of Cornwall Drive East Northport
21425	515 Broadhollow LLC 04/28/2016 06/20/2016 GRANTED Request Off Street Parking Variance & variance to allow parking in front yard to convert existing building for catering space gym, swim exercise facility fod kiosk, sport fitness & training facility & 2 tenant storge areas.			southeast corner 515 Broad Hollow Road (BYS Rte 110) and Baylis Road Melville
21418	UE 839 New York Avenue LLC 04/28/2016 06/20/2016 GRANTED Request Special Use Permit & Off street paring to develop the unused lower level of the existing Outback Restaurant/Astoria Bank for retail uses.			swc NY Ave & Holdsworth Dr. & sec Holdsworth dr & Horizon Dr. Huntington
21444	Richard Trpicovsky 05/05/2016 06/20/2016 DENIED Request side & rear yard variances in order to legalize a cabana too close to the property line.			northside 17 Burr Road 466.89 feet east Elwood Road East Northport
21456	Anna Louise Realty 05/05/2016 06/10/2016 GRANTED RequestSpecial Use Permit & Parking Variance in order to diminsh the number of existing parking space to sell lot 24 to the Town for municipal parking & convet the basement to office space leaving 15 space where 58 is required.			southside West Caver Street between New Street and Green Street Huntington
21381	David and Kevin Brown, Metric Subaru 05/05/2016 08/05/2016 GRANTED WITH CONDITIONS Request SUP to erect A 12,600 sq ft one story addition to existing building with a 2980 sq ft second floor addition for office use & to construct a parking area & outdoor vehicle storage.			north side E Jericho Tpke thru to Barre Place 80 feet east of Ware Ave. Huntington

ZBA#	Applicant Name	Hearing	Filed	Decision
21439	Dennis and Karen Szymanski 05/05/2016 06/13/2016 GRANTED			southside 148 Ketay Drive South 221.97 feet west of Ronny Street East Northport Request front and side yard variances in order to erect addition to the dwelling and front covered covered porch.
21438	Diane Blessinger & David Crockett 05/05/2016 06/13/2016 GRANTED			westside 3 The Commons 418.93 feet north of Woodbury Road Cold Spring Harbor Request to legalize the existing thee car detaced garage in addition to the existing 3 car attached garage where no more than three motor vehicles of garage space may be permitted.
21431	Ann Marie Schiff 05/05/2016 06/13/2016 GRANTED			northside (#7) Mystic Lane 657.18 feet east of Makamah Road Northport Request rear yard variance in order to legalize second story balcony.
21497	Verizon Wireless 05/19/2016 05/24/2016 GRANTED			west side Walt Whitman Road 319.57 feet north of Jericho Tpkc Huntington Station Request exemption of Special Use Permit in order to maintain and upgrade the existing public utility wireless telecommunication facility.
21455	Cynthia O'Connor 05/19/2016 06/20/2016 GRANTED			southside Gun Club Rd., 5 Blueberry Hill (ROW Easement) Northport Request side yard variance in order to legalize a shed in the front yard, a shed in the rear yard too close to the side property line & a garage addition.
21454	Edward Adelman 05/19/2016 06/20/2016 GRANTED			westside 8 Atlas Way 290 feet south of Cedar Road, East Northport Request rear yard variance in order to legalize a trellis too close to the property line.
21451	Jeffrey T. Colon 05/19/2016 06/20/2016 GRANTED			northside 271 Woodbury Road 1292.75 feet northeast of Donovan Dr. Woodbury Request area variance to legalize a four family dwelling and legalize a third story
21394	Alex Inanir 05/19/2016 07/12/2016 GRANTED WITH CONDITIONS			nec Commack Road and Genesee Drive Commack Request Special Use Pemit, area variance and relief ffrom sign location in order to convert former gas station to convenience store.
21496	Verizon Wireless 05/19/2016 05/24/2016 GRANTED			southside 140 East Main st. (NYS Route 25A) and northside Greenlawn Rd. Request Exemption of Special Use Pemrmit in order to remove 12 antennas & replace with 12 new antennas add 12 RRH units.
21453	Zdravko and Juliana Badurina 05/26/2016 07/15/2016 DENIED			east side 87 Daly Road 209.38 feet north of Phyllis Dr. East Northport Request to legalize a 1 1/2 story frame cottage as an accessory structure for habitable space.
21443	Richard Trpicovsky 05/26/2016 07/12/2016 GRANTED			southwest corner 2 Schley Place and West 22nd St. Huntington Request front yard and rear yard variance in order to legalize a concrete wall with fence located in the rear yard too close to property line, swimming pool, pool equipment, shed in front yard and roofed over front portico.
21373	Judith Chaise Mogen 05/26/2016 07/12/2016 GRANTED			northside 31 Buttonwood Drive 907.56 feet west of Teakwood Court Dix Hills Request side yard variance in order to erect a deck and legalize existng retaining walls over five feet in height and exceeding the cumulative square feet and legalize 10 foot tennis court fence too close to the property line.
21402	Yahya Bayat Powerland Corp. 05/26/2016 07/14/2016 GRANTED			nwc Jericho Tpkc and Elwood Road, East Northport Request area variance in order to legalize the conversion of the automotive service facility to a convenience store accessory to a gasoline station.
21450	Stephen Waldorf Waldorf Investments 05/26/2016 08/01/2016 GRANTED WITH CONDITIONS			westside Prospect Street 140.30 feet north of Carver Street Huntington Request Off Street Parking Variance to demolish the existing fire damaged one story building & construct a three story building with comm space on the first floor & five (1) bedroom apartments and two (2) bedroom apartments on each of the 2nd & 3rd floors
21465	Clement & Yekaterina Sheremetyev 06/02/2016 07/25/2016 GRANTED			westside 91 Old East Neck Road 538.33 feet south o Esteves Court Melville Request side yard variance in order to erect a second story addition over an esisting first floor and garage.
21464	Ramon Garcia 06/02/2016 07/25/2016 GRANTED			southeast corner 1 Ramita Lane and Burr Road Commack Request long street side yad variance in order to legalize a roofed-over porch.

ZBA#	Applicant Name	Hearing	Filed	Decision
21462	William and Frederick Scholz			westside Park Avenue 446.51 feet north of Lewis Court Huntington 06/02/2016 07/25/2016 GRANTED WITH CONDITION Request lot width and lot frontage in order to erect a single family dwelling.
21378	Lisa Williams and Anthony Esposito			northeast corner (#391) Clay Pitts Road and Blythe Place East Northport 06/02/2016 07/25/2016 GRANTED WITH CONDITION Request in order to legalize the existing dress making shop in the existing barn/garage where home occupation shall be located in the principal building.
21449	Jato Builders Inc.			northeast corner 170 Huntington Bay Rd .& Auserehl Road Huntington 06/02/2016 07/25/2016 GRANTED Request long street side yard variance in order to erect a second story addition convert an enclosed porch to a mudroom & construct a front bay window addition.
21395	Terence Connelly, Permit Man Inc.			ws (#175) Flower Hill Road 921.96' s/o Woodvale Lane Huntington 06/02/2016 07/25/2016 GRANTED Request Use variance in order to legalize the existing greenhouse which is also too close to the property line.
21391	Steve Nacht JSMB LLC			eastside East Deer Park Rd 324.50' s/o Gables Ct. Dix Hills 06/02/2016 07/26/2016 GRANTED WITH CONDITION Request Special Use Permit to erect a nursery school in residential zone, request variance for parking in the front yard and lot width variance.
21471	Scott and Jennifer Templeton			northside 3 Ringler Drive 151.46 feet east of Metcale Lane East Northport 06/02/2016 07/25/2016 GRANTED WITH CONDITION Request to replace the expired building permit for the swimming pool, pool equipment, legalize existing pergola on the patio, shed (which is to be moved to a conforming location) covered bar area and cabana too close to the property line.
21466	Alberto Ievoli			southside 5 Penn Cout 300.68 feet southwest of Penn Drive Dxi Hills 06/09/2016 07/26/2016 GRANTED Request front yard variance in order to legalize addition to dwelling & two cellar entrances, legalize fence on retaining wall too close to the property line, legalize brick patio, planter & fireplace located in the front yard along the LIE.
21476	Christopher Havekotte			southeast corner #28 Sheppard Lane and Brush Place Huntington 06/09/2016 07/26/2016 GRANTED WITH CONDITIONS Request aea variance in order to construct a swimming pool & associated equipment in the front yard.
21470	Rigoberto Garcia			southside 24 Waverly Street 100 feet east of Pine St. Huntington Station 06/09/2016 06/13/2016 WITHDRAWN Request rear yard variance in order to legalize a finished basement, egress window attached to the rear of the dwelling, enclosed rear porch & a garage conversion.
21469	Jose Carbera			22 East 6th Street Huntington Station 06/09/2016 07/26/2016 GRANTED Request lot frontage and lot area variances in order to apply for an Accessory Apartment Permit.
21460	Richard & Margaret Haas			northeast corner 2 Park Hill Court and Warner Road Huntington 06/09/2016 07/26/2016 GRANTED WITH CONDITIONS Request area variance in order to erect a single story detached two car garage is not located behind the front line of the dwelling.
21478	John and Krystyna LaRuffa			northside #4 Mimosa Lane, 157.38 feet southwest of White Wood Court Huntington 06/16/2016 07/25/2016 GRANTED Request front and rear yard variance in order to erect a full second story addition over the existing one story dwelling, two story addition over rear of the dwelling, second floor deck attacked to rear addition & additiion to front of dwelling.
21481	Diana LaSpisa, Morano expediting			northside 264 Rivendell Court 398 feet west of Brandywine Lane Melville 06/16/2016 07/25/2016 GRANTED Request rear yard variance in order to erect a sunroom.
21477	Joseph Picone III			southside Duryea Road approx 325.20 feet west of Baylis Road, Melville 06/16/2016 08/05/2016 GRANTED WITH CONDITIONS Request Parking Variance in order to establish a nursery to include 14 stall parking area, 2,250 square foot greenhouse, outdoor landscape stock area,outdoor storage bins, sales area & maintain two story single family dwelling.
21482	Ronald Brigati			northeast corner #2 Burlington Avenue & Sunderland St. Melville 06/16/2016 07/25/2016 GRANTED Request front and long street side yard variance in order to erect an addition with egress window wells to the northerly side of the dwelling and erect an enclosed entry ramp to the west side of the dwelling.
21459	Timothy McCallan			south east side 17 Creston Terrace, 338.06 feet south of Fort Salonga Road, Fort Salonga 06/16/2016 08/05/2016 GRANTED WITH CONDITION Request to reinstate prior approval for retaining walls& apply to Planning department for completion of lot line change.

ZBA#	Applicant Name	Hearing	Filed	Decision
21416	Neal Hoffman, Hoffman Grayson AIA			westside 311 7th Street 150. feet south of 4th Ave. East Northport 06/16/2016 07/25/2016 GRANTED WITH CONDITION Request to erect a detached garage exceeding the height requirement.
21346	Tabassum Ali			nec (#281) Main Street & Wall street, Huntington 06/16/2016 08/05/2016 GRANTED Request Special Use Permit in order to continue the operaton of the existing restaurant and utilize the municipal parking lot in order to satisfy the parkign requirements. The required parking is 51 space, 13 parking spaces over previously permitted.
21461	Fritz Barreau			7 Norview Court Huntington Station 06/23/2016 07/26/2016 GRANTED Request lot frontage in order to apply for an Accessory Apartment permit
21414	Robert Andretta			swc 14 Rasmussen Place and Murfield Place Melville 06/23/2016 07/26/2016 GRANTED WITH CONDITION Request front & rear yard variance in order to legalize existing cellar entrance in front yard, garage & shed located too close to the rear yard.And legalize enclosed breezeway.
21351	Frank Montero			126 3rd Avenue, Huntington Station 06/23/2016 09/02/2016 GRANTED Request lot frontage in order to apply for an accessory apartment permit and legalize shed,deck attached to rear of the dwelling and legalize side covered entry attached to dwelling.
21415	Deborah Yelvington, Dynamic Permits			ns #17 Cobblestone Court 822.49 feet wo Little Neck Rd. Centerport 06/23/2016 08/05/2016 GRANTED Request Steep slope relief in order to legalize cabana erected in a 24% slope, retaining walls too close to the property line and exceeding the allowable square footage.
21432	Brian Sander			eastside 62 Old Brook Road 892.26 feet north of Otsego Ave. Dix Hills 06/23/2016 07/26/2016 GRANTED Request side and rear yard variance in order to legalize a detached garage located in the side yard and a detached covered pavilion located in the rear yard.
21475	George Suddell AIA			southside 221 Fillmore St. 132.16 east of Van Buren Street Centerport 06/23/2016 07/26/2016 GRANTED WITH CONDITION Request front and rear yard variances in order to erect a front and rear addition.
21473	Jeremias and Karina Flores			#45 8th Avenue, Huntington Station 06/23/2016 07/26/2016 GRANTED WITH CONDITION Request lot width relief so that the applicant may legalize an accessory apartment.
21472	Chris Gray, Gray Architectural			westside 37 Lebkamp Ave. 974.5 feet south of Park Avenue Huntington 06/23/2016 07/26/2016 GRANTED WITH CONDITIONS Request lot area, lot width, front yard and side yard variance in order to repair major fire damage & legalize a finished basement with cellar entrance & legalize shed too close to the property line.
21440	Luis Mata			northside 14 East 8th Street 400 feet east of Depot Road Huntington Station 06/23/2016 07/26/2016 GRANTED WITH CONDITION Request rear yard variance in order to legalize egress window and cellar entrance.
21499	Glen Grayson, Hoffman Grayson AIA			eastside of #73 Buttonwood Drive 1596.44 feet south of Teakwood Ct. Dix Hills 06/30/2016 08/02/2016 GRANTED Request side yard variance in order to erect a one story addition.
21498	201 Metro LLC			northeast corner Broad Hollow Road (NYS Rte 110) and Old County Road Melville 06/30/2016 08/02/2016 GRANTED Request to remove previously iimposed ZBA condition in order to install of-street parkingon the westerly frontage of the property.
21536	New Cingular Wireless			northside Alvord Ct approx 808 feet west of W. Sanders St. Greenlawn 06/30/2016 07/01/2016 GRANTED Request Exemption of Special Use Permit to replace three existing cellular antennas with three new antennas, replace three existng RRR units DC6 units & FMB units. Add one new cabinet inside compound.
21500	Deborah Yelvington Dynamic Permits			east side 25 Hillside Avenue 660.14 feet north of West St. Northport 06/30/2016 08/02/2016 GRANTED WITH CONDITION Request side yard variance on a thru lot in order to erect a second story addition legalize a one story addition, garage convesion & second story deck
21480	Greenlawn-Centerport Historical Society			northeast corner 900 Park Avenue and Little Plains Road Huntington 06/30/2016 08/02/2016 GRANTED Request variance in order to legalize habitable space on the second floor of an accessory structure.

ZBA#	Applicant Name	Hearing	Filed	Decision
21474	Richard Trpicovsky			eastside 15 Astro Place 475.26 feet north of Etna Lane Dix Hills 06/30/2016 08/02/2016 GRANTED WITH CONDITION Request area variances in order to legalize a shed and a cabana with kitchen too close to the property line.
21479	Jane DeMarco			nothside #25 West Street 100.15 feet west of Grand Avenue Northport 06/30/2016 08/02/2016 GRANTED WITH CONDITION Request return to the Zoning Board in order to renew Special Use Permit granted in ZBA# 20108 (condition #8) for two-family request
21488	John Kourbage			eastside of # & Ridge Drive 479.92 feet south of Reservoir Road Melville 07/07/2016 08/05/2016 GRANTED Request to construct two retaining walls exceeding the height requireent and the allowable square footage.
21489	Deborah Yelvington Dynamic Permits			southwest corner 841 Park Avenue & Whitson Rd. Huntington 07/07/2016 08/08/2016 GRANTED WITH CONDITION Request long street side yrd & rear yard variance to legalize the finished basement, maintain rear entry deck, legalize an existing shed, correct rear yard violation of existing cellar entry, replace revoked AARB permit for a one family Acc Apt 1352 sq ft
21490	Chris Garten			southeast corner #5 Wincrest Drive and Browns Road Huntington 07/07/2016 08/05/2016 GRANTED WITH CONDITION Request rear yard variance in order to erect a garage addition attached to the dwelling.
21433	Andrew Giammalvo			southwest corner 318 Plymouth Street and April Ave. Dix Hills 07/07/2016 08/08/2016 GRANTED Request rear yard variance in order to legalize the conversion of the attached garage and breezeway to habitable space and replace expired permit in order to legalize non conforming dwelling.
21457	Gary DeLuca			eastside 116 Spring Road approx 480' southof Victorian, Huntington 07/14/2016 08/09/2016 GRANTED Request Special Use Permit for outdoor storage side yard, height, cumulative floor area variance of an accessory structure and legalize the expansion of a non-conforming use or structure.
21508	Alfred & Barbara Sforza			southwest corner #189 Oakwood Road & Skyline Drive, Huntington 07/14/2016 08/09/2016 GRANTED Request area variance in order to legalize retaining walls with a fence on top exceeding the height and too close to the property line & legalize a trellis too close to the property line.
21494	James Stout			northwest corner #2 Greg Lane & Towline Rd. East Northport 07/14/2016 08/09/2016 GRANTED WITH CONDITION Request front yard variance in order to erect an addition.
21512	Peter Brill			westside Fresh Pond Road, 67 125.24 feet northerly of Claymore Rd. Northport 07/14/2016 08/09/2016 GRANTED Request front, side yard variance in order to erect a front and side yard addition to existing dwelling exceeding the building footprint requirement within the steep slope.
21493	Ryan and Tracy McCormack			southside of #3 Skyline Drive 148.38 feet west of Oakwood Rd. Huntington 07/14/2016 08/09/2016 GRANTED Request to legalzie two tiered retaining wall too close to the property line & exceeding the height requirement.
21492	Peter Park			westside #135 Oakfield Avenue 273.13 feet south of Seaman Neck Road Dix Hills 07/14/2016 08/09/2016 GRANTED WITH CONDITION Request side yard variance in order to legalize part of an attached garage to living space and legalize finished basement,cellar entrance, front and rear additions, front portico and rear decks.
21495	Vista 15 LLC			westside #15 New Street 200.58 feet south of Main Street Huntington 07/14/2016 08/09/2016 GRANTED Request Special Use Permit in order to convert the second story restaurant to five one bedroom apartments maintianing the first floor for restaurant with no exterior changes.
21300	Leon Henry & Johanna Lubracki			ss (#298) Cuba Hill Road 569.07' n/w/o Elbomar Drive, Huntington 07/21/2016 08/05/2016 GRANTED WITH CONDITION Request to legalize the 60' x 28' seocnd main dwelling in the rear of the property.
21516	Brian Simkins			southeast corner #11 West Point Drive and Sparkill Drive East Northport 07/21/2016 08/05/2016 GRANTED Request front and long street side yard in order to legalize a deck.
21513	Olivia & Kevin Regan			westside of 42 Goodwin Place 51.17' north of West Street Northport 07/21/2016 08/05/2016 GRANTED WITH CONDITION Request rear yard variance in order to erect a rear addition and legalize shed too close to the property line.

ZBA#	Applicant Name	Hearing	Filed	Decision
21505	569 Broad Hollow Road LLC 07/21/2016 08/05/2016 GRANTED			eastside of Broad Hollow Rd. opposite Spagnoli Rd 850.93 feet north of Ruland Rd. Melville Request Special Use Permit to erect a 11,769 sq ft restaurant with outdoor dining of 1,840 sq ft, storage & cellar of 1,792 sq ft demolish existing building with cross easement with adjacent property for parking.
21504	Waterway Realty 07/21/2016 08/05/2016 GRANTED WITH CONDITION			northwest side of Jackson Ave approx 254 feet south east of Bouton Place Huntington Request lot area, lot width, rear yard and side yard variance in order to unmerge the lot, convert the two-family residence to a single family on lot 016 & erect a single family dwelling on lot 015 and apply to Planning Board for two lot subdivision.
21503	Waterway realty LLC 07/21/2016 08/05/2016 GRANTED			northwest side of Jackson Ave approx 254 feet south east side of Bouton Place Huntington Request lot area, lot width variance in order to unmerge the lot, convert the two-family residence to a single family on lot 016 & erect a single family dwelling on lot 015 and apply to Planning Board for two lot subdivision.
21506	Apple Farm Realty LLC 07/21/2016 08/05/2016 GRANTED			southeast corner West Rogues Path and Oakwood Road, Huntington station Request area variance, signage and interretive relief to redevelop premises with free standing convenience store with gasoline pump island and canopy.
21487	Kathleen Byrne & Theodore Kornobis 07/28/2016 09/02/2016 GRANTED WITH CONDITION			southwest side 17 Alyssum Ave 242.35 feet south west of Deer Park Rd. Huntington Request side yard variance in order to legalize the conversion of a one car garage to living space, a 1 1/2 car garage extension, scnd floor addition to living space & demolish shed & three feet high deck.
21514	Realty 26 LLC 07/28/2016 09/02/2016 GRANTED			northeast corner Jericho Tpke (NYS Rte 25) & Melville Rd Huntington Station Request Parking Variance in order to raze the existing structure and erect a new single story retail building.
21515	Stephen Widlitz and Kathleen Keegan 07/28/2016 09/02/2016 GRANTED			northeast corner 13 Henhawk Lane and Woodhollow Lane Huntington Request long street side yard variance in order to erect a one-story addition remove existing non-conforming roofed over front porch & erect a new front porch.
21517	Deborah Yelvington, Dynamic Permits 07/28/2016 09/02/2016 GRANTED			northside 31 Edcris Lane west of Rancher Place Huntington Station Request rear yard variance in order to legalize the removal of an existing detached deck & reconstruct a multilevel deck with trellis too close to the roperty line.
21518	Angel Baide & Diana Baide 07/28/2016 09/02/2016 GRANTED			southside #8 Leyden street 240 feet west of Varney Ave. Huntington Station Request front yard variance in order to legalize two egress windows in the front yard and legalize a shed too close to the property line.
21509	Umberto D' Alessandro trustee C. Mary D'Alessandro 07/28/2016 09/02/2016 GRANTED			southside 9 Beech Place, 233.48 west of Briarwod Dr. Huntington Request to legelize retaining wall(s) with one or more fences on top exceeding the height requirement and too close to the property line.
21521	Robert Harrigan 08/04/2016 09/02/2016 GRANTED WITH CONDITIONS			eastside 138 Spring Road Huntington Request to convert a detached garage into a proposed home occupation for an artist studio
21567	New Cingular Wireless 08/04/2016 08/10/2016 GRANTED			east side 549-553 Larkfield Rd n/o Cedar Rod, East Northport Request Exemption of Special Use Permit to replace three existing cellular antennas with three new cellular antennas, add three RRH units to existing mounting points behind the existing antennas.
21525	Gabriel & Maricela Aguaiza 08/04/2016 09/02/2016 GRANTED			south east corner #36 Lantern st. & Brooklyn Ave. Huntington Request lot area in order to apply for an Accessory Apartment Permit and legalize a shed in the front yard as well as both sheds too close to the property line.
21524	Chris Garten 08/04/2016 09/02/2016 GRANTED			eastside 316 Broadway-Greenlawn Road 301.05 feet south of Milton Place Huntington Request lot area, lot width and side yard set back in order to reinstate previous ZBA decision # 19511 to legalize a second story deck, rear deck, finished basement & install an egress window.
21522	Richard Austin 08/04/2016 09/02/2016 GRANTED			east side #461 Atlantic Street 560 feet south of Chester Court East Northport Request front and side yard variance in order to erect a two-story side & front addition with front porch.

ZBA#	Applicant Name	Hearing	Filed	Decision
21568	New Cingular Wireless 08/04/2016 08/10/2016 GRANTED			westside Burrs Lane 1197.81 feet south of Duchess Court Dix Hills Request Exemption of Special Use permit to add an emergency backup generator in the existing equipment compound to support their telecommunications equipment.
21523	Robert & Kristin Gurr 08/04/2016 09/02/2016 GRANTED WITH CONDITION			westside #131 Dix Hills road 253.45 feet south of Jericho Tpke. Huntington Station Request variance in order to legalize a detached garage with fixed stairs including unfinished upper level and legalize finished basement with interior alterations.
21527	Winston Fearon 08/11/2016 09/01/2016 GRANTED WITH CONDITION			southside # 46 Delamere St 100 feet west of Hancock Ave. Huntington Request side yard variance in order to a cellar entrance with awning, side entry with awning and front porch with awning attached to dwelling.
21528	Christian Milach 08/11/2016 09/01/2016 GRANTED WITH CONDITION			northside #3 Blueberry Hill Road, 203 feet east of Royal Lane, Northport Request 280A variance & accessory building height requirements in order to erect a two-story dwelling and detached garage. The proposed driveway exits onto an easement. The proposed detached garage exceeds the height requirement.
21531	John Litke 08/11/2016 09/01/2016 GRANTED			Northwest corner #645 Park avenue & Sunset Drive Huntington Request to demolish existing garage & erect a two car detached garage which projects beyond the setback of the main dwelling.
21534	Roy DeBenedittis 08/11/2016 09/01/2016 GRANTED			northwest corner (#18) Mont Ave. & New Jersey St. Dix Hills Request to legalize the existing in ground pool located in the long street side yard.
21535	Terrence Connelly, Permit Man 08/11/2016 09/01/2016 GRANTED WITH CONDITION			westside # 65 Old Brook Rd. 337.50 feet north of Otsego Ave. Dix Hills Request side yard variance in order to legalize a detached covered patio & legalize in-ground swimming pool and two shed.
21483	Verizon Wireless 08/11/2016 09/01/2016 GRANTED			eastside 555 Broadhollow Road, 1005 feet south of Duryea Rd. Melville Request Special Use Permit in order to add 12 new antennas, 4 new GPS antennas new equipment platform with new equipment cabinets, new emergency backup generator on the roof of an existing office building.