

**Mayor**  
*Maura Spery*

**Deputy Mayor**  
*Bruce Summa*

**Village Clerk**  
*Susan Alevas, Esq.*



**Trustees**  
*Christopher Anderson*  
*Elizabeth Manzella*  
*Anne Snyder*

DATE: April 30, 2015

PROJECT: Special Exception (Use)-Accessory Apartment

PLANNING BOARD #: 0001-2015

**PROJECT LOCATION:**

Suffolk County Tax Map Parcel #: Dist. 0209- Sec 032.00- Blk 01.00- Lot 018.000  
Address: 18 Harrison Drive, Shirley, NY 11967

OWNER/APPLICANT: Carmelo Cumbo

The Accessory Apartment Review Board at the scheduled work session held on Monday, April 27, 2015, has reviewed submitted documents provided by the owner/applicant inclusive of site plan sheets.

When making a determination to recommend an approval by the Village Board for a special exception/use for an accessory apartment, the Planning Board considers but does not limit itself to the following criteria:

- Does the house currently comply with all applicable zoning provisions?
- Will there be an increase in traffic and does parking availability comply with zoning code?
- Does the number of occupants comply with the building code?
- What modifications to the structure, if any, are required?

In this case, the applicant is applying for a special permit in order to bring her home into compliance with the Mastic Beach Village code. An Accessory Apartment Provisional License was issued by the Town of Brookhaven and expired in 2009.

The residence is in the R1 Zoning District and is in compliance with the building code. It is unlikely there would be an increase of traffic in and around the house and will not exacerbate the parking situation.

Therefore, the Accessory Apartment Review Board after due study and deliberation of the subject record, issue a recommendation of "Approval" by the Village Board of Trustees in the matter of the application for "Carmelo Cumbo" 0001-2015 subject to the following conditions:

- a. The residence shall remain owner occupied.
- b. The floor area of the temporary dwelling unit shall not exceed the greater of:
  - Six hundred fifty square feet; or
  - Four percent of the lot up to 1,000 square feet.

c. The proposed use shall be for an initial three year period, renewable every three years by the Building Inspector, who shall inspect the premises to determine if the residents and physical conditions of the premises are the same as approved. Special exception approval shall terminate upon such change, the separate cooking facilities shall be removed and access to the main residence shall be restored.

e. The applicant shall file a declaration of covenant with the Village Clerk, agreeing to comply with all of the special exception requirements.

If special exception is granted by the Village Board of Trustees, a special permit shall be issued by the Village Clerk and the applicant will be allowed six months to contact the Building Department for obtaining any relevant permits or make any additional applications necessary, including fees, or the special permit shall become invalid.

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Thomas A. Gross III  
Chairman, Village of Mastic Beach Planning Board

Cc: Mayor Maura Spery  
Susan F. Alevas, Village Clerk  
Ernest Hoffstaetter, Village Planning Board  
Evan Proios, Village Planning Board  
Anthony Zalak, Village Planning Board  
Christopher Ricciardi



**OFFICE OF THE VILLAGE CLERK/ADMINISTRATOR  
VILLAGE OF MASTIC BEACH  
369 Neighborhood Road  
Mastic Beach, NY 11951  
631.281.2326 extension 300  
village.clerk@masticbeachvillageny.gov**

**SURPLUS-VEHICLE LIST  
As of June 5, 2015**

1999 Ford Public-Safety vehicle (VIN 2FAFP71WXXX201780)

Department of Public Works Dump-truck body #29-00852

Department of Public Works Military-Surplus Truck #0626-02263