Chairman
James E. Wisdom

Secretary to Zoning
Chris Ricciardi

Board Members
Thomas Brownell
Joseph Scalafani
Kenneth Wersan

Zoning Board of Appeals

October 12, 2016

To: Board of Trustees

RE: ZBA monthly report

The zoning board had three cases for the September 22, 2016 meeting; one applicant did not meet the mailing requirements for the ten day deadline.

Case # 09-2016-01 25 Hempstead; Steven and Alan J, Lo Re, fiduciaries, estate of Gandalfo Lo Re Applicant did not meet requirements of mailing and is rescheduled for October 27, 2016

Case # 09-2016-02 54 Park Drive; Peter Dilkes, Granted, Negative declaration (Type 11. Action) under SEQRA, Permission to erect stairs and entrance platform to elevated dwelling leaving front yard of 22 feet instead of required 30 feet. Pursuant to Chapter 530, Article VI of the building and zoning ordinance of Mastic Beach Village.

Case #09-2016-03 47 Montauk Drive; Barbara Tuccito; Granted, Negative declaration (Type 11. Action) under SEQRA, Permission to leave stairs and roofed-over porch having front yard of 16.5 feet instead of required 30 feet and to leave stairs and deck having side yard of 11 feet instead of required 15 feet. Pursuant to Chapter 530, Article VI of the building and zoning code of Mastic Beach Village.

Yours's truly

Chris Ricciardi

Chris Ricciardi

Secretary to Zoning and Planning

369 Neighborhood Rd - Mastic Beach, NY 11951
631-281-2326 631-772-2432 Fax

ATTACHMENT #5

Chairman
Thomas Gross

Chris Ricciardi., Secretary

Board Members
Charles Angona
Fred Krage
Diana Soldono
Anthony Zalak

Planning Board

To: Board of Trustees

RE: Monthly Report Planning Board

The Planning Board held a meeting on Monday September 12, 2016 for an application to the board For a change of use from retail store to, retail/ Hookah Lounge (Alibi Lounge),

Applicant; Ahmed Fahim, 329 Parkville Ave, Brooklyn NY 11230

Subject Parcel; 304 Neighborhood Road; S.C.T.M 25-5-3

The application was granted with covenants and restrictions subject to the use of said property. The covenants are still being drawn up at this time, to date applicant has agreed to no sales or use of tobacco or tobacco products, no live music or entertainment at any time, opening and closing times, no food sales, no sale of food or alcoholic beverages on premises, The board also gave relief from parking 3 spaces required with to one provided. When all covenants and retsrictions are finished I will provide to board.

Respectfully,

Chris Ricciardi

Chris Ricciardi

Secretary, Village Planning Board

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