

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, September 05, 2023** at Town Hall, 655 Main Street, Islip, NY on the following applications at the times listed or as soon thereafter as they may be reached. At such time all interested parties will be given an opportunity to be heard. Any disabled person who needs a sign language interpreter or special accommodations to attend this meeting is asked to please contact Constituent Services at 631-224-5380 as early as possible in order for the Town to accommodate. The hearing may be viewed live over the internet. Visit islipny.gov for details.

Dated: 08/25/2023
Islip, New York

Donald A. Rettaliata, Jr. Chairman
Zoning Board of Appeals

- 6:00 P.M. (562-23) PIERRE and MARIE M. TOURREAU** - permission to leave pool patio having rear yard of 2.5 feet instead of required 6 feet and patio having side yard of 1.5 feet instead of required 4 feet, Res. B District, north side of East Elmore Street (#335), 231.78 feet east of Carleton Avenue, Central Islip, NY (0500-120.00-05.00-077.000)
- 6:00 P.M. (563-23) ANTHONY and LUCIA KOTARSKI** - permission to leave inground pool having front yard of 26.6 feet instead of required 27 feet, pool deck having front yard of 21 feet instead of required 22 feet and deck having front yard of 21.3 feet instead of required 22 feet, Res. A District, southwest corner of Peter Paul Drive (#586) and Ryan Street, West Islip, NY (0500-468.00-04.00-039.000)
- 6:00 P.M. (564-23) GEORGE and NANCY PHUA, JONATHAN and AMANDA PHUA** - permission to leave pool patio having rear yard of 2.4 feet and side yard of 2.5 feet instead of required 6 feet each, Res. B District, southwest corner of Sayville Avenue (#888) and Karshick Street, Sayville, NY (0500-234.00-03.00-030.000)
- 6:00 P.M. (565-23) FLORIN and MIHAELA GHERGHE** - permission to leave shed having side yard of 3 feet instead of required 4 feet and two patios having side yards of 1 foot and 0.5 feet instead of required 4 feet each, Res. A District, east side of Sheldon Street (#63), 125 feet north of Carnation Avenue, Central Islip, NY (0500-080.00-02.00-054.002)
- 6:00 P.M. (566-23) TERRY A. and LINDA J. STEIN** - permission to leave roofed-over entrance platform (4.8' x 6.6') having side yard of 10.2 feet instead of required 14 feet, resulting in floor area ratio of 26% instead of permitted 25%, Res. A District, south side of Elm Street (#112), 70 feet west of Edwards Avenue, Sayville, NY (0500-431.00-03.00-018.002)
- 6:00 P.M. (567-23) SSP ROYAL PROPERTIES LLC** - permission to leave cellar entrance having side yard of 12 feet and egress window having side yard of 6 feet instead of required 14 feet each, Res. B District, north side of Floyd Street (#121), 300 feet west of Lincoln Avenue, Brentwood, NY (0500-295.00-03.00-060.000)
- 6:00 P.M. (568-23) LUIS J. MOROCHO and LINA P. MADRID** - permission to erect two story addition (11.58' x 12.58') leaving side yard of 19 feet instead of required 25 feet and total side yards of 53.25 feet instead of required 60 feet, Res. AAA District, south side of Town Line Road (#1178), 856.32 feet east of Terry Road, Hauppauge, NY (0500-007.00-01.00-003.002)

- 6:00 P.M. (569-23) RUTH BEGLEY** - permission to erect second-story addition (18' x 24.3' Irrg.) leaving side yard of 15 feet instead of required 18 feet, Res. AA District (278 Cluster), north side of Blue Point Road West (#294), 360 feet west of Waverly Avenue, Holtsville, NY (0500-111.00-02.00-015.000)
- 6:00 P.M. (570-23) FERNANDO CHUQUILIN** - permission to leave roofed-over deck having side yard of 1.6 feet instead of required 4 feet, to leave shed/coop on side property line not having required setback of 10 feet and driveway on side property line not having required setback of 4 feet, Res. A District, south side of Third Avenue (#11), 450 feet east of Carleton Avenue, Central Islip, NY (0500-120.00-04.00-034.000)
- 6:00 P.M. (571-23) JORGE R. MARCA** - to renew permit for two-family, family use only, Res. A District, west side of Craig Road (#79), 653.55 feet south of Rock Road, Islip Terrace, NY (0500-275.00-03.00-082.000)
- 6:00 P.M. (572-23) EATON L. SIMPSON and MENDEL RAPHAEL** - permission to leave pavilion (25.5' x 43.5') having side yard of 6.7 feet instead of required 10 feet and floor area ratio of 26.7% instead of permitted 25%, Res. A District, north side of West Lakeland Street (#27), 150 feet west of Duke Street, Bay Shore, NY (0500-263.00-02.00-013.000)
- 6:00 P.M. (573-23) ANA M. RAMIREZ** - permission to erect one story addition (9.72' x 32.52') leaving front yard of 17.72 feet instead of required 25 feet and side yard of 12.2 feet instead of required 14 feet, Res. B District, southwest corner of Evergreen Avenue and Applegate Drive (#76), Central Islip, NY (0500-097.00-02.00-036.000)
- 6:30 P.M. (574-23) JACQUELINE A. SKAHAN** - permission to leave 5-foot fence on property line not having required setback of 10 feet and driveway having front yard occupancy of 44% instead of permitted 40%, Res. A District, northeast corner of Pauchogue Avenue (#67) and Timber Point Road, East Islip, NY (0500-399.00-01.00-029.000)
- 6:30 P.M. (575-23) MARIELA VEINTIMILLA and FRANCISCO VEINTIMILLA OTAVALO** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-601 and to leave pond having rear yard of 1.65 feet instead of required 4 feet, Res. A District, northeast corner of Abbott Place (#41) and Hyman Avenue, Bay Shore, NY (0500-438.00-03.00-112.000)

- 6:30 P.M. (576-23)** **ARIEL LORENZO and EVELYN MENDEZ** - permission to leave detached garage (21' x 24.5') having side yard of 4.4 feet and rear yard of 3.5 feet instead of required 10 feet each, accessory structure with roof-over having rear yard setback of 2 feet instead of required 4 feet, patio on rear property line not having required setback of 4 feet, 4-foot chain-link fence in driveway sight triangles and driveway having side yard of 0.06 feet instead of required 4 feet, Res. B District, north side of St. Peters Drive (#74), 450 feet east of Dillmont Street, Brentwood, NY (0500-114.00-01.00-046.000)
- 6:30 P.M. (577-23)** **OUR LADY OF CONSOLATION GERIATRIC CARE CENTER** - permission to install two institutional facial signs where only one is permitted, having sign area of 11.1 sq. feet and 39.32 sq. feet instead of permitted 16 sq. feet each, height of 27 feet instead of permitted 12 feet each, to install ground sign having combined sign area of 24 sq. feet instead of permitted 16 sq. feet, on front property line not having required setback of 7.1 feet, GSC District, west side of Beach Drive (#111), 1,807 feet south of Montauk Highway, West Islip, NY (0500-478.00-04.00-065.000)
- 6:30 P.M. (578-23)** **JOSE JIMENES and LAUREN FERRARA** - permission to erect second story additions and roofed-over porch leaving side yards of 2.7 feet and 10.6 feet instead of required 18 feet each and total side yards of 13.3 feet instead of required 36 feet, Res. AA District, east side of Oakwood Avenue (#227), 457.97 feet north of Academy Street, Bayport, NY (0500-358.00-03.00-037.000)
- 6:30 P.M. (579-23)** **JOHN and MIRIAM DOREMUS** - permission to elevate dwelling and erect one story addition leaving front yard of 24.6 feet instead of required 25 feet, to elevate deck leaving front yard of 19 feet instead of required 25 feet and side yard of 4 feet instead of required 15 feet, to relocate shed leaving front yard of 30 feet instead of required 60 feet, to elevate deck leaving rear yard of 5 feet and side yard of 4 feet instead of required 15 feet each, to install above ground pool on lot having area of 6,000 sq. feet instead of required 12,000 sq. feet and leaving side yard of 6.85 feet and rear yard of 7.6 feet instead of required 25 feet each, all having floor area ratio of 44% instead of permitted 30%, Res. BAA District, southwest corner of Sloop Walk (#11) and Club Walk, Summer Club Condo, NY (0500-496.00-02.00-008.069)
- 6:30 P.M. (580-23)** **PHYLLIS FERRANTELO** - permission to install inground pool leaving second front yard of 26 feet instead of required 35 feet and 5-foot fence leaving front yard of 5 feet instead of required 10 feet, Res. AA District, northwest corner of Union Street (#891) and Walnut Avenue, Bohemia, NY (0500-190.00-03.00-036.000)

6:30 P.M. (581-23) **JULIA D. CHRIST and CHRISTOPHER SZIMANSKI** - permission to erect one-story addition (6.5' x 21.3) and roofed-over entry platform leaving front yard of 16.75 feet instead of required 40 feet, side yards of 1.2 feet and 13.4 feet instead of required 14 feet each, and two-story addition (22.8' x 29.8') leaving side yards of 2.9 feet and 11.3 feet instead of required 14 feet each, all having total side yards of 12.5 feet instead of required 28 feet and floor area ratio of 26.3% instead of permitted 25%, to install window well leaving side yard of 6 feet instead of permitted encroachment setback of 11 feet, to erect detached garage leaving side yard of 1.5 feet instead of required 4 feet and to leave driveway on side property line not having required setback of 4 feet, Res. A District, east side of Irish Lane (#29), 205.40 feet south of Carey Street, East Islip, NY (0500-372.00-01.00-001.001)

6:30 P.M. (582-23) **ALAN and RACHEL MEDVIN** - permission to leave one story addition having rear yard of 9.8 feet instead of required 25 feet, shed having side yard of 5 feet and rear yard of 9.4 feet instead of required 10 feet, pergola having side yard of 5 feet instead of required 10 feet, hot tub having front yard of 27.8 feet instead of required 60 feet and side yard of 8.7 feet instead of required 10 feet, air conditioning unit having side yard of 6.3 feet instead required 10 feet and decking having rear yard of 9.4 feet instead required 15 feet, Res. BAA District, east side of Dune Way (#28), 200 feet south of Central Walk, Seaview, NY (0500-497.00-04.00-080.000)