

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 19, 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: 09/06/2023
Islip, New York

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

Adjourned from December 10, 2019

- 6:00 P.M. (827-19) ROSEMARIE ISLEIB** - permission to leave driveway having side yard of 3 feet instead of required 4 feet, Res. AAA District, east side of West Lane (#61), 85 feet north of O-Co-Nee Walk, Bay Shore, NY (0500-460.00-01.00-024.000)
- 6:00 P.M. (595-23) MARC A. and KRISTEN L. DWORKIN** - permission to leave 6-foot fence having front yard of 1.2 feet instead of required 10 feet and 4-foot fence having setback of 6.5 feet from street pavement edge instead of required 8 feet, Res. A District, northeast corner of Shinnecock Lane (#33) and Timber Point Road, East Islip, NY (0500-399.00-03.00-029.000)
- 6:00 P.M. (596-23) GLENN and MELANIE MASTROBERTI** - permission to leave diving board having side yard of 5.3 feet instead of required 10 feet, pool equipment having side yard of 5.6 feet instead of required 6 feet and rear yard landscaping of 32% instead of required 40%, Res. B District, east side of South Chicot Avenue (#529), 221 north of Merritt Street, West Islip, NY (0500-467.00-05.00-049.000)
- 6:00 P.M. (597-23) O'BRENA A. JOHNSON** - permission to leave above ground pool having rear yard of 6.1 feet instead of required 10 feet, Res. B District, north side of Moffitt Boulevard (#89), 100 feet east of Cullen Avenue, Islip, NY (0500-343.00-02.00-103.000)
- 6:00 P.M. (598-23) BRETT WERNER-HIRX** - permission to leave shed having side yard of 1.2 feet and rear yard of 0.5 feet instead of required 2 feet each and pool deck having rear yard of 1 foot instead of required 6 feet, Res. A District, west side of Natick Street (#18), 112 feet south of Spur Drive South, Islip Terrace, NY (0500-251.00-02.00-041.000)

6:00 P.M. (599-23) ROGELIO RAMIREZ and LILLIAN NAJARO CARTAGENA - permission to leave roofed-over porch having front yard of 19.4 feet instead of permitted encroachment setback of 20 feet, roofed-over patio having side yard of 8 feet instead of required 14 feet and shed having rear yard of 1.5 feet instead of 2 feet, Res. B District, north side of East Cedar Street (#53), 250 feet west of Nicoll Avenue, Central Islip, NY (0500-122.00-02.00-141.000)

6:00 P.M. (600-23) ANA E. and STARLIN D. SILVERIO FRANCISCO - permission to establish accessory apartment resulting in floor area ratio of 27.5% instead of permitted 25% and leave shed having side yard of 1.4 feet instead of required 2 feet, Res. B District, east side of North 6th Street (#241), 340 feet north of Victory Drive, Ronkonkoma, NY (0500-009.00-03.00-023.000)

Adjourned from February 7, 2023

6:00 P.M. (102-23) DHANWANTIE SOOKRAM - permission to leave one-story addition (10.5' x 16.2') having side yard of 11.4 feet instead of required 14 feet, above-ground pool having side yard of 8.8 feet and rear yard of 10.3 feet instead of required 14 feet each, fish pond (6' x 8') having side yard of 2 feet instead of required 4 feet and rear yard landscaping of 30% instead of required 40%, Res. A District, west side of Violet Street (#8), 62.58 feet north of Bow Lane, Central Islip, NY (0500-080.00-02.00-016.000)

6:00 P.M. (601-23) CHRISTOPHER P. and ANDREA M. BONEILLO - permission to erect second story addition (38.7' x 47' Irrg.) leaving side yard of 13.7 feet instead of required 14 feet and one story addition (5.2' x 6.8') leaving floor area ratio of 31.5% instead of permitted 25% and to leave patio and driveway having side yard of 0.9 feet instead of required 4 feet each, Res. A District, north side of Kimberly Place (#341), 96.25 feet west of Jackson Avenue, West Islip, NY (0500-387.00-02.00-056.000)

6:00 P.M. (602-23) HENRYO MONVIL and LINDA MONVIL THEAGENE - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 and to leave shed having rear yard of 1.5 feet instead of required 2 feet, Res. B District, east side of Pine Grove Boulevard (#1675), 252.86 feet north of Elm Drive, Bay Shore, NY (0500-200.00-02.00-070.000)

6:00 P.M. (603-23) JOSEPH and JUSTINE ZERBO - permission to leave above-ground pool having front yard of 7.5 feet instead of required 20 feet, Res. B District, northwest corner of Hamilton Place (#312) and Scott Avenue, West Islip, NY (0500-388.00-01.00-079.000)

6:00 P.M. (540-23) UGUR ULUSOY - to renew permit for two-family, family use only, Res. B District, east side of Keith Lane (#629), 100 feet south of Ryan Street, West Islip, NY (0500-468.00-03.00-061.000)

6:30 P.M. (604-23) RICHLAINE ENHANCEMENTS LLC - permission to erect industrial building leaving side yard of 35.3 feet instead of required 48.5 feet and sound attenuation wall having height of 8 feet instead of permitted 6 feet, Ind 1 District, south side of Rajon Road, 642.42 feet west of Sylvan Avenue, Bayport, NY (0500-239.00-04.00-006.024)

6:30 P.M. (605-23) PATRICK and ERIKA VAUGHAN - permission to erect second story addition (21.8' x 23') and to leave roofed-over patio (19' x 21.8') resulting in floor area ratio of 38.61% instead of permitted 25%, to leave shed having rear yard of 1 foot instead of required 2 feet and driveway having side yard of 1.5 feet instead of required 4 feet, Res. B District, east side of Avis Drive (#19), 360.29 feet north of Avis Drive, Holbrook, NY (0500-067.00-01.00-043.000)

6:30 P.M. (606-23) ALEXANDER F. POLICASTRO and CHRISTINE M. MUCARIA - permission to erect one-story addition (19' x 36.5' Irrg.) leaving side yard of 10 feet instead of required 14 feet and total side yards of 24 feet instead of required 28 feet and to leave duck pen having rear yard of 2 feet instead of required 10 feet, Res. A District, south side of Berard Boulevard (#9), 342.56 feet east of Montauk Highway, Oakdale, NY (0500-353.00-02.00-069.000)

6:30 P.M. (607-23) STEVEN and MARYBETH MASCOLA - permission to leave inground pool having side yard of 10.9 feet instead of required 14 feet and shed having side yard of 1.7 feet instead of required 2 feet, Res. A District, east side of Campbell Lane (#79), at intersection with Doris Place, East Islip, NY (0500-425.00-03.00-072.000)

Adjourned from August 15, 2023

6:30 P.M. (539-23) JOHN MOUNDROS and MARGARITA ELIADES-MOUNDROS - permission to erect detached garage (24' x 37') leaving rear yard of 5 feet instead of required 10 feet, to leave 6-foot fence on property line not having required setback of 10 feet and driveway on property line not having required setback of 4 feet, Res. AA District, southwest corner of Aberdeen Road (#974) and Flower Hill Lane, Bay Shore, NY (0500-439.00-01.00-009.000)

6:30 P.M. (608-23) NICHOLAS and ASHLEY MAZARAKIS and JEFFREY HARTMAN - permission to erect detached garage (22.5' x 24') leaving side yard of 4 feet instead of required 10 feet and 13.2 feet behind front line of dwelling instead of required 20 feet, resulting in floor area ratio of 32.52% instead of permitted 25%, Res. AA District, north side of Eight Street (#347), 152.71 feet west of Norman Drive, Bohemia, NY (0500-169.00-02.00-004.000)

Adjourned from July 18, 2023

6:30 P.M. (488-23) VICTOR MANUEL FLORES SALGADO and MAYELI GONZALEZ - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, to leave one-story addition (16.3' x 20.3') leaving rear yard of 22.5 feet instead of required 25 feet, addition to detached garage (10.2' x 14.2') having rear yard of 2.5 feet and side yard of 3.6 feet instead of required 4 feet each, shed having front yard of 1.8 feet instead of required 20 feet, accessory buildings occupying 29% of rear yard instead of permitted 25%, rear yard landscaping of 20% instead of required 40% and driveway on side property line not having required setback of 4 feet, Res. B District, southeast corner of Gibson Avenue (#157) and Pioneer Street, Brentwood, NY (0500-139.00-04.00-046.000)

6:30 P.M. (609-23) **HOWARD REICH** - permission to leave one story and second story additions to dwelling leaving floor area ratio of 31.7% instead of permitted 25%, roofed-over porch having side yard of 10 feet instead of required 14 feet and retaining walls on side property lines not having required setback of 4 feet each, Res. A District, east side of Wexford Drive (#99), 1849.74 feet southeast of Chatham Drive, Oakdale, NY (0500-327.00-01.00-027.000)