

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, October 03, 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: null
Islip, New York

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

- 6:00 P.M. (622-23)** **SEAN and REBECCA GALWAY** - permission to leave driveway having side yard of 2.8 feet instead of required 4 feet, Res. A District, west side of Pequot Lane (#124), 750 feet south of Manistee Lane, East Islip, NY (0500-399.00-02.00-047.000)
- 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. (623-23)** **DANIELLE BALSAMO** - permission to leave shed having 18 feet behind front line of dwelling instead of required 20 feet and driveway having side yard of 0.6 feet instead of required 4 feet, Res. B District, north side of Pueblo Court (#46), 75 feet east of Seville Boulevard, Sayville, NY (0500-282.00-03.00-027.000)
- 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. (624-23)** **LUCIO, MODESTO and DARA A. FUENTES** - permission to leave deck (9' x 9') having front yard of 33.3 feet instead of permitted encroachment setback of 34 feet, Res. A District, east side of Sugarwood Lane (#217), 46 feet north of Kirby Lane, Central Islip, NY (0500-080.00-01.00-065.000)
- 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. (625-23)** **VINCENT and DAYNA PAPPALARDO** - permission to leave pond having second front yard of 40 feet instead of required 55 feet, Res. AAA District, northeast corner of Post Lane (#1) and Saxon Avenue, Bay Shore, NY (0500-421.00-01.00-017.011)

- 6:00 P.M. (626-23)** **GAZELLE DORRANI and YOUSEF TURSONZADAH** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-601 and to leave portico having side yard of 10.5 feet instead of required 14 feet resulting in floor area ratio of 28.6% instead of permitted 25%, Res. B District, south side of Jefferson Avenue (#1630), 228 feet west of Morris Avenue, West Islip, NY (0500-361.00-02.00-072.000)
- 6:00 P.M. (627-23)** **MACH REALTY HOLDING CORP** - permission to leave 6-foot fence having front yard of 5.6 feet instead of required 10 feet, Res. A District, southeast corner of Secatogue Lane East (#63) and Bay 5th Street, West Islip, NY (0500-478.00-02.00-002.000)
- 6:00 P.M. (628-23)** **NICHOLAS IULIUCCI and JANNA IULIUCCI** - permission to install retaining wall (var. ht.) having side and rear setback of 1 foot instead of required 7 feet, Res. A District, west side of Lawrence Avenue (#106), 192.4 feet north of Terry Road, Hauppauge, NY (0500-018.00-02.00-029.004)
- 6:00 P.M. (629-23)** **NICHOLAS and LISA BIELER** - permission to leave water feature having side yard of 4.8 feet instead of required 10 feet, pool patio having rear yard of 4.4 feet and side yard of 0.6 feet instead of required 6 feet each, pool equipment having rear yard of 4 feet instead of required 6 feet and shed having second front yard of 3.9 feet instead of required 20 feet and having 18 feet behind front line of dwelling instead of required 20 feet, Res. B District, northeast corner of Highland Avenue (#85) and Chestnut Street, West Islip, NY (0500-455.00-02.00-055.000)
- 6:00 P.M. (630-23)** **JNR PROPERTIES INC** - permission to leave two story addition having front yard of 24.8 feet instead of required 40 feet, roofed-over entrance platform having front yard of 21.5 feet instead of permitted encroachment setback of 24 feet and egress windows having front yard of 21.5 feet instead of required 40 feet, Res. AA District, southeast corner of East Third Avenue (#1729) and Candlewood Road, Bay Shore, NY (0500-182.00-03.00-078.000)
- 6:30 P.M. (631-23)** **LUIS F. BANEGAS** - permission to leave second story deck having rear yard of 20.1 feet instead of required 25 feet and to leave 4-foot chain link fence in sight distance triangle, Res. B District, northwest corner of Ehler Street (#37) and Islip Avenue, Brentwood, NY (0500-140.00-01.00-070.001)

6:30 P.M. (632-23) ANTHONY LEVEY - permission to erect addition (28' x 31.35' irr.) to detached garage leaving height of 25.37 feet instead of permitted 14 feet, to leave tennis court fence having height of 10 feet instead of permitted 8 feet, 6-foot fence on property line not having required setback of 15 feet and to maintain corrals in front yard when permitted only behind the rear line of dwelling, pursuant to Town Code Section 12-27(A)(4) and 12-28, Res. AAA District, south side of Dock Road (#170), 437.81 feet west of Meadow Farm Road, (through lot to Meadow Farm Road), East Islip, NY (0500-423.00-03.00-001.001)

6:30 P.M. (633-23) JOHN J. MILONE, II - permission to erect second story addition leaving floor area ratio of 36.79% instead of permitted 25%, to leave 5-foot fence on second front property line not having required setback of 10 feet and shed having 15 feet behind front line of dwelling instead of required 20 feet, Res. A District, northwest corner of Mast Lane (#9) and Cedar Point Drive, West Islip, NY (0500-483.00-02.00-026.000)

6:30 P.M. (634-23) ROBERT BARBERA - permission to erect two-story dwelling on lot having area of 4,000 sq. feet instead of required 6,000 sq. feet, lot width of 50 feet instead of required 60 feet, leaving rear yard of 21.4 feet instead of required 25 feet, to erect second-story deck leaving front yard of 17 feet instead of required 25 feet, side yards of 11.3 feet and 10 feet instead of required 15 feet each, to erect second-story deck leaving rear yard of 12.4 feet and side yard of 10 feet instead of required 15 feet each, all having floor area ratio of 47% instead of permitted 30%, Res. BAA District, east side of Oak Street (#41), 200 feet south of Cedar Court, Kismet, NY (0500-491.00-03.00-048.000)

Adjourned from September 5, 2023

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), 205.4 feet south of Carey Street, East Islip, NY (0500-372.00-01.00-001.001)

6:30 P.M. (635-23) JOSHUA and HALLIE HELLER - permission to leave one story addition attaching accessory structure to dwelling resulting in side yard of 3.2 feet instead of required 14 feet, Res. A District, west side of Leopold Avenue (#82), 250 feet north of Rockway Street, West Islip, NY (0500-337.00-03.00-017.000)

6:30 P.M. (636-23) EMMANUELEINE JEAN-BAPTISTE - permission to leave one-story addition (12.1' x 23.4') having side yard of 3.9 feet instead of required 14 feet and patio having side yard of 3.5 feet instead of required 4 feet, Res. A District, south side of Chapel Hill Drive (#34), 735.29 feet west of Carrol Street, Brentwood, NY (0500-073.00-04.00-031.000)

7:00 P.M. (149-23) **MICHAEL L. HUNTER III and ELEONORA M. GIACCONE** - permission to leave detached garage and attached roofed-over entry (49' x 52' lrrr.) having rear yard of 5.3 feet instead of required 10 feet, height of 18.2 feet instead of permitted 14 feet, having gross floor area exceeding ground floor area of dwelling by 759 sq. feet and to leave driveway having rear yard of 2.1 feet instead of required 4 feet, Res. AA District, west side of Broadway Avenue (#1380), 467.81 feet north of Terry Boulevard, Holbrook, NY (0500-108.00-03.00-103.003)

7:00 P.M. (637-23) **KENNETH SMITH** - permission to erect two story dwelling on lot having width of 92 feet instead of required 150 feet and lot area of 23,000 sq. feet instead of required 40,000 sq. feet, leaving side yards of 24 feet instead of required 25 feet and total side yards of 48 feet instead of required 60 feet, Res. AAA District, west side of Lawrence Lane, 100 feet north of Manatuck Lane, Bay Shore, NY (0500-418.00-03.00-017.000)