

## Public Notice

**NOTICE IS HEREBY GIVEN** that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, January 30, 2024** 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](http://islipny.gov) for details.

Dated: 01/19/2024  
Islip, New York

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

- 6:00 P.M. (037-24) JEANETTE NARDO** - permission to leave shed having side yard of 1.5 feet and rear yard of 1.6 feet instead of required 2 feet each and patio having rear yard of 3.5 feet instead of required 4 feet, Res. B District, north side of Biltmore Avenue (#63), 188 feet east of Connetquot Drive, Oakdale, NY (0500-325.00-02.00-030.000)
- 6:00 P.M. (038-24) ANTONIO L. and MARIA V. MARTINS** - permission to leave above ground pool having side yard of 15 feet instead of required 18 feet, Res. AA District, south side of Franklin Avenue (#4), 1,200 feet west of Fulton Street (through lot to Commercial Boulevard), Brentwood, NY (0500-052.00-02.00-065.000)
- 6:00 P.M. (039-24) TENGELSEN FAMILY IRREVOCABLE TRUST** - permission to leave 2 sheds: Shed 1 having side yard of 1.4 feet and Shed 2 having rear yard of 0.5 feet instead of required 2 feet each, Res. B District, east side of Milligan Lane (3731), 100 feet south of McElroy Street, West Islip, NY (0500-456.00-02.00-064.000)
- 6:00 P.M. (040-24) JADIST, LLC** - permission to use dwelling for two family, family use only pursuant to Islip Town Code Section 68-419.1, Res. AAA District, north of Canterbury Drive (#49), 314.76 feet west of Enfield Lane, Hauppauge, NY (0500-006.00-01.00-022.000)
- 6:00 P.M. (041-24) VICTOR CORDERO** - permission to leave roofed-over porch resulting in floor area ratio of 27.6% instead of permitted 25%, shed having side yard of 0.3 feet and rear yard of 1.5 feet instead of required 4 feet each and driveway on side property line not having required setback of 4 feet and having front yard occupancy of 64.1% instead of permitted 40%, Res. B District, north side of Dolce Street (#205), 150 feet east of Broadway, Brentwood, NY (0500-162.00-02.00-003.000)

- 6:00 P.M. (042-24) ROSSELIND RODRIGUEZ PENA, YORDY ALMONTE GOMEZ, ERIXON DEL ORBE ALVAREZ** - permission to leave semi-inground pool having rear yard of 9.1 feet instead of required 10 feet, pool deck (over 18" high) having rear yard of 5.8 feet instead of required 10 feet and shed having rear yard of 1.4 feet and side yard of 1.9 feet instead of required 3 feet each, Res. B District, east side corner of Madison Avenue (#85) and Barleau Street, Brentwood, NY (0500-094.00-03.00-075.000)
- 6:00 P.M. (043-24) FARIDA MAKHOUL and HANI KHASHEBOON** - permission to leave one-story addition (10.5' x 24.17') having side yard of 10.7 feet instead of required 14 feet, total side yards of 25.5 feet instead of required 28 feet and shed not having 20 feet behind front line of dwelling, Res. B District, south side of Orange Street (#38), 166 feet west of Boulevard Avenue, Central Islip, NY (0500-188.00-01.00-052.000)
- 6:00 P.M. (044-24) LEONARD and CHRISTINA MARKS** - permission to leave rear yard landscaping of 29.7% instead of required 40%, Res. B District, west side of Hyman Avenue (#327), 140 feet south of Fourth Street, West Islip, NY (0500-457.00-02.00-058.000)
- 6:00 P.M. (045-24) MARIAM BIGZAT** - permission to erect one-story addition (14.6' x 16') leaving rear yard of 16.2 feet instead of required 25 feet, Res. A District, southwest corner of Grundy Avenue (#1080) and Bening Lane, Holbrook, NY (0500-129.00-01.00-131.000)
- 6:00 P.M. (046-24) GREGORY and CHRISTIN LOFTUS REINHARDT** - permission to erect second story addition (43' x 75.2' Irrg) leaving side yard of 11 feet instead of required 14 feet, Res. A District, west side of Wagstaff Lane (#86), 316 feet south of Wampum Lane, West Islip, NY (0500-477.00-01.00-056.000)
- 6:00 P.M. (047-24) JORGE CABEZAS** - permission to leave roofed-over entrance (4.5' x 9.2') having side yard of 9.7 feet and roofed-over entrance (4.2' x 6.4') having side yard of 13.1 feet instead of required 14 feet each, total side yards of 22.3 feet instead of required 28 feet and floor area ratio of 32.1% instead of permitted 25%, shed having front yard (through lot) of 4.4 feet instead of required 15 feet, wall (19" high) on front property line not having required setback of 4 feet and driveway having front yard occupancy of 42% instead of permitted 40%, Res. B District, south side of Motor Parkway (#630), 425 feet east of Jefferson Avenue, (through lot to Thomas Avenue), Brentwood, NY (0500-036.00-01.00-010.000)

- 6:30 P.M. (048-24) CHRISTINE E. COLLINS** - permission to erect one-story addition (30' x 32') leaving second front yard of 13.25 feet instead of required 22 feet and to leave shed having second front yard of 4 feet instead of required 27 feet, Res. A District, southeast corner of Laurel Avenue (#53) and Hawthorne Avenue, East Islip, NY (0500-348.00-01.00-001.000)
- 6:30 P.M. (049-24) ADRIANE T. VELASQUEZ** - permission to leave rear yard landscaping of 29% instead of required 40%, Res. B District, south side of Danbury Street (#80), 100 feet east of Saxon Avenue, Bay Shore, NY (0500-293.00-01.00-084.002)
- 6:30 P.M. (050-24) ARTHUR and JOANNE STRAUSS** - permission to erect second story addition (26.4' x 30.3' Irrg.) leaving side yards of 11.6 feet and 12 feet instead of required 14 feet each, total side yards of 23.6 feet instead of required 28 feet, resulting in floor area ratio of 40.74% instead of permitted 25%, Res. B District, east side of Roosevelt Avenue (#59), 700 feet north of Easy Street, Sayville, NY (0500-330.00-04.00-015.000)
- 6:30 P.M. (051-24) JOSEPH WILLIAMS** - permission to install inground pool leaving front yard of 10 feet instead of required 20 feet, pool patio leaving front yard of 6 feet instead of required 15 feet and to leave patio having side yard of 1.5 feet instead of required 4 feet, Res. B District, southwest corner of Locust Avenue (#86) and Columbia Street, Islip, NY (0500-370.00-02.00-007.000)
- 6:30 P.M. (052-24) ANTHONY DAIDONE, JR.** - permission to erect 2 one-story additions and second story alteration leaving side yard of 10 feet instead of required 14 feet, total side yards of 24.8 feet instead of required 28 feet, to install basement entrance leaving side yard of 5.9 feet instead of required 14 feet, egress window leaving side yard of 6.6 feet instead of required 14 feet and to leave driveway on side property line not having required setback of 4 feet, Res. A District, east side of Fairview Avenue (#279), 291.3 feet north of Pine Street, Bayport, NY (0500-360.00-02.00-002.000)
- 6:30 P.M. (053-24) ROSA ESCOBAR** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, northeast corner of Pine Acres Boulevard (#1319) and Montauk Drive, Bay Shore, NY (0500-339.00-02.00-019.000)
- 6:30 P.M. (054-24) NATALIA GUTIERREZ** - permission to erect one-story addition (15' x 29' Irrg.) with attached roofed-over area (8' x 12') leaving front yard of 21 feet instead of required 25 feet and side yard of 9.5 feet instead of required 14 feet and to allow second front door where a maximum one is permitted pursuant to Section 68-3 Definition of Family, Res. B District, south side of Wave Crest Avenue (#60), 155 east of Birch Street, West Islip, NY (0500-455.00-02.00-047.000)

**6:30 P.M. (055-24) ANTHONY and JENNA ZITO** - permission to erect second story addition (25.3' x 40.4' lrrg) having height of 28.7 feet instead of permitted 28 feet, side yard of 9.6 feet instead of required 14 feet, total side yards of 23.25 feet instead of required 28 feet and floor area ratio of 46.3% instead of permitted 25%, to leave shed having 8.2 feet behind front line of dwelling instead of required 20 feet and driveway having side yard of 1.2 feet instead of required 4 feet, Res. B District, south side of Langdon Street (#6), 160 feet east of Grimsley Road, Islip, NY (0500-270.00-03.00-010.000)

**Adjourned from December 19, 2023**

**6:30 P.M. (798-23) FRANK A. CANNIZZARO, GRACE M. and FRANK L. CANNIZZARO** - permission to erect accessory structure (25' x 37') having basement (25' x 43.83') instead of required slab foundation, leaving front yards of 18.1 feet instead of required 35 feet each and to leave 6-foot fence on front property line not having required setback of 15 feet, Res. AA / Res. A Districts, west side of Bayport Avenue (#238), 434 feet north of Academy Street (through lot to Homan Avenue), Bayport, NY (0500-359.00-03.00-021.000)

**7:00 P.M. (056-24) CLA HOLDINGS LLC** - permission to subdivide lot into three parcels: Lot 1- to erect two-story dwelling on lot having width of 90.6 feet instead of required 100 feet and area of 18,120 sq. feet instead of required 20,000 sq. feet, Lot 2- to leave two-story dwelling having side yard of 12 feet instead of required 18 feet and Lot 3- to erect two-story dwelling on conforming parcel, Res. AA District, north side of Prospect Avenue (#455), 525.78 feet west side of Joshua's Path, Central Islip, NY (0500-076.00-04.00-044.000)

**7:00 P.M. (057-24) J. NAZZARO PARTNERSHIP, L.P.** - permission to erect commercial building leaving side yard of 25 feet instead of required 50 feet and front yard of 73.1 feet instead of required 75 feet, to install exterior lighting leaving light trespass of 0.4 footcandles instead of permitted 0.05 footcandles and leaving parking area lighting level of 0.1 footcandles instead of recommended practice guideline of 0.6 footcandles, Bus 1 District, east side of Saxon Avenue (#12), 197.75 feet north of Montauk Highway, Bay Shore, NY (0500-369.00-02.00-018.000)