

## Public Notice

**NOTICE IS HEREBY GIVEN** that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, February 13, 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: 02/02/2024  
Islip, New York

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

**6:00 P.M. (071-24) MARK W. and VALERIE A. SHIVERS** - permission to leave pool patio having side yard of 5.5 feet instead of required 6 feet and pool equipment having side yard of 4 feet and rear yard of 5.5 feet instead of the required 6 feet each, Res. A District, east side of Handsome Avenue (#49), 566.95 feet north of Maple Street, Sayville, NY (0500-408.00-04.00-004.000)

**6:00 P.M. (072-24) NATHANIEL D. and JUSTINE M. FOX** - permission to leave pool patio having side yard of 3 feet instead of required 6 feet, Res. B District, west side of Belmore Avenue (#224), 559.26 feet north of Madison Street, East Islip, NY (0500-323.00-02.00-055.000)

**6:00 P.M. (073-24) JOEL PENA NUNEZ and FRANCIS J. GARCIA** - permission to leave patio having side yard of 1.5 feet and driveway having side yard of 3 feet instead of of required 4 feet each, Res. A District, north side of Bruce Lane (#29), 1,022.63 feet east of Commack Road, Brentwood, NY (0500-202.00-03.00-037.000)

**6:00 P.M. (074-24) ISAMAR LIRIANO FRIAS, ISANGELA LIRIANO FRIAS and CAROLINA F. FRIAS** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. A District, east side of Montauk Avenue (#55), 779.15 feet north of Commack Road, Brentwood, NY (0500-203.00-02.00-033.001)

**6:00 P.M. (075-24) NICHOLAS R. and AMANDA KOCH** - permission to erect second story addition with porch leaving side yard of 23.2 feet instead of required 25 feet and total side yards of 41.4 feet instead of required 60 feet, Res. AAA District, west side of Seaman Avenue (#130), 82.18 feet north of Browns River Road, Bayport, NY (0500-410.00-01.00-012.000)

### Adjourned from January 16, 2024

**6:00 P.M. (011-24) CRAIG G. and MELISSA D. WATKINS** - permission to install inground pool leaving side and rear yards of 5 feet instead of required 10 feet each, and to leave driveway on side property line not having required setback of 4 feet, Res. B District, west side of Washington Place (#2012), 200 feet north of West 5th Street, West Islip, NY (0500-362.00-04.00-058.000)

- 6:00 P.M. (076-24)** **AJME REALTY LLC** - permission to leave second-story addition resulting in floor area ratio of 29.5% instead of permitted 25%, driveway having side yard of 1 foot instead of required 4 feet and 4-foot fence in sight distance triangle exceeding permitted height of 3 feet, Res. B District, north side of Palm Road (#6), 150 feet west of Brook Avenue, Bay Shore, NY (0500-341.00-02.00-133.000)
- 6:00 P.M. (077-24)** **CARLL DRIVE PROPERTIES LLC** - permission to leave roofline alteration having side yard of 10.6 feet and roof (2' x 8') over entrance platform having side yard of 6.8 feet instead of required 14 feet each and patio on side property line instead of required 4 feet, Res. B District, east side of Carll Drive (#1009), 225 feet south of Babe Ruth Street, Bay Shore, NY (0500-416.00-02.00-096.000)
- 6:00 P.M. (078-24)** **WEST ADAMS REALTY LLC** - permission to leave one-story addition (14.8' x 31.4) having side yard of 13.7 feet and one-story addition (5' x 22' Irrg.) having side yard of 12.2 feet instead of 14 feet each and total side yards of 22.7 feet instead of required 28 feet, Res. B District, west side of Everdell Avenue (#540), 202 feet south of Edmore Lane, West Islip, NY (0500-467.00-03.00-022.000)
- 6:00 P.M. (079-24)** **DEW FLAG LLC** - permission to leave two-story addition having second front yard of 24.5 feet instead of required 30 feet, 4-foot fence (on 18" wall) having second front yard of 0.4 feet instead of required 10 feet and to leave walls (18 - 24" high) on front, second front and side property lines not having required setback of 4 feet each, Res. AA District, northeast corner of Joshua's Path (#1851) and Evergreen Avenue, Central Islip, NY (0500-097.00-03.00-030.001)
- 6:00 P.M. (080-24)** **KIM GEHM** - permission to leave shed having front yard of 15.9 feet instead of required 35 feet and 6-foot fence having front yard of 7.1 feet instead of required 10 feet, Residence AA/278 Cluster, southwest corner of Old Post Road (#100) and Townline Road Hauppauge, NY (0500-007.00-01.00-008.074)
- 6:30 P.M. (081-24)** **DAVID REID** - permission to erect second story addition (24.2' x 28') leaving side yard of 11.5 feet and one-story addition (12' x 25.9') leaving side yard of 13.7 feet instead of required 14 feet each and one-story addition (4.3' x 12.3') all having floor area ratio of 28.3% instead of permitted 25% and to install cellar entrance leaving side yard of 7.84 feet instead of required 14 feet, Res. B District, north side of Hemlock Street (#33), 250 feet west of Boulevard Avenue Central Islip, NY (0500-100.00-02.00-006.000)

- 6:30 P.M. (082-24) ANGEL NELSON VELASQUEZ and MARIA VELASQUEZ** - permission to leave cellar entrance having side yard of 6.3 feet instead of permitted encroachment setback of 8 feet and driveway on side property line (currently encroaching) not having required setback of 4 feet, Res. B District, east side of Madison Avenue (#13), 168.2 feet north of Spruce Street, Brentwood, NY (0500-137.00-01.00-039.000)
- 6:30 P.M. (083-24) NICOLE VELLECCA and CHRIS SCARPA** - permission to erect second story addition (29.2' x 31') leaving side yards of 7.9 feet and 17.6 feet instead of required 25 each and total side yards of 25.5 feet instead of required 60 feet, Res. AAA District, east side of Smith Avenue (#355), 1233.7 feet south of Union Place, Islip, NY (0500-422.00-03.00-040.000)
- 6:30 P.M. (084-24) DANIELA MUNOZ** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, west side of Commack Road (#278), 120.80 feet north of Brook Street, Islip, NY (0500-294.00-01.00-100.002)
- 6:30 P.M. (085-24) STEPHEN and JACQUELIN GATES** - permission to install inground pool leaving side yard of 6 feet instead of required 14 feet, Res. A District, east side of Commack Road (#339), 296.43 feet north of 47th Street, Islip, NY (0500-294.00-01.00-079.001)
- 6:30 P.M. (086-24) MICHAEL L. and DONNA SVENDSEN PLACENTE** - permission to install in-ground pool leaving side and rear yard of 8 feet instead of required 14 feet each and pool equipment leaving side yard of 3 feet instead of required 6 feet, Res. A District, west side of Edgewater Avenue (#235), 89.42 feet north of Harriet Road, Bayport, NY (0500-410.00-07.00-025.000)
- 6:30 P.M. (087-24) KIM AXELRAD** - permission to leave detached garage (23.4' x 28.1') having side yard of 3.9 feet instead of required 10 feet, corral having side yard of 3.5 feet instead of required 10 feet and driveway having side yard of 1.1 feet instead of required 4 feet, Res. AA District, east side of Montauk Avenue (#851), 250 feet south of Oceanside Street Islip Terrace, NY (0500-231.00-02.00-020.000)

**Adjourned from January 16, 2024**

- 6:30 P.M. (010-24) DENIS A. VELIS** - permission to leave gazebo over outdoor kitchen having side yard of 1.1 feet, patio having side yard of 0.1 feet and driveway having side yard of 2 feet instead of required 4 feet each, Res. A District, west side of Race Place (#26), 1,015 feet north of Berard Boulevard, Oakdale, NY (0500-353.00-01.00-013.000)

**7:00 P.M. (088-24)** **CAROLINE R. SHELTON** - permission to subdivide parcel into three lots: Lot A- to leave one-story dwelling on lot having width of 66.43 feet instead of required 75 feet, Lot B- to erect two-story dwelling on lot having width of 66.43 feet instead of required 75 feet, and Lot C- to erect two-story dwelling on lot having width of 66.43 feet instead of required 75 feet, Res. A District, west side of North Clinton Avenue (#1434), 105 feet north of Kristin Court, Bay Shore, NY (0500-289.00-05.00-047.000)

**7:00 P.M. (089-24)** **DULCE NUNEZ and GUILLERMO MARMOL** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. AA District, south side of Nostrand Avenue (#40), 400 feet west of Bergen Street, Brentwood, NY (0500-096.00-01.00-085.000)

**7:00 P.M. (090-24)** **LILIAM CABRERA SALDANA and PEDRO CARRION CHAVEZ** - permission to reconstruct two-story barn leaving height of 20 feet instead of permitted 14 feet and gross floor area exceeding ground floor area of dwelling, Res. AAA District, west side of Deer Path Road (#32), 750 feet south of Sportsmen Street, Central Islip, NY (0500-167.00-01.00-001.000)