

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 06, 2022** at the Town Hall West, 401 W 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.

Dated: 08/29/2022
Islip, New York

John M. Lorenzo, Chairman
Zoning Board of Appeals

- 6:00 P.M. (639-22)** **ELISA E. and DANTE J. PELLATI, III** - permission to leave patio having side yard of 1 foot and rear yard of 1.7 feet instead of required 4 feet each, Res. A District, north side of Everdell Avenue (#475), 231.58 feet west of South Chicot Avenue, West Islip, NY (0500-473.00-01.00-044.000)
- 6:00 P.M. (640-22)** **CAROL PAGE-STRISKO** - permission to leave inground pool having side yard of 13.2 feet instead of required 14 feet, Res. A District, east side of Reilly Street, 300 feet north of Altmar Avenue, West Islip, NY (0500-311.00-03.00-008.002)
- 6:00 P.M. (641-22)** **REBECCA and JEFFREY B. HANDE** - permission to leave driveway having side yard of 0.7 feet instead of required 4 feet, Res. A District, east side of Keswick Drive (#33), 244 feet north of Manistee Lane, East Islip, NY (0500-374.00-03.00-048.000)
- 6:00 P.M. (642-22)** **CHRISTINA J. FLORES** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 and to leave driveway on side property line not having required setback of 4 feet, Res. B District, north side of Elliot Street (#207), 225 feet east of Broadway, Brentwood, NY (0500-162.00-02.00-016.000)
- 6:00 P.M. (643-22)** **JOSE and VILLANERA GUAMAN** - permission to establish two-family, family use only pursuant to Islip Town Code Section 68-419.1, to leave deck having side yard of 2 feet and patio on side property line not having required setback of 4 feet each and shed with roof-over having rear yard of 3 feet instead of required 4 feet, Res. B District, east side of 3rd Avenue (#81), 490.88 feet south of Spruce Road, Bay Shore, NY (0500-367.00-01.00-068.000)
- 6:00 P.M. (644-22)** **NICOLAS DIAZ** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 and to leave deck having front yard of 13 feet instead of permitted encroachment setback of 20 feet, Res. B District, east side of 2nd Street (#37), 385 feet south of 9th Avenue, Brentwood, NY (0500-183.00-03.00-032.000)

Adjourned from August 16, 2022

- 6:00 P.M. (645-22) QIONG and MARC LANGER** - permission to elevate and relocate one story dwelling and to erect second story addition leaving front yard of 15 feet and rear yard of 18.5 feet instead of required 25 feet each and to elevate and reconstruct decking leaving front yard of 15 feet instead of required 25 feet, all having floor area ratio of 49% instead of permitted 30%, Res. BAA District, west side of 5th Avenue (#20), 61.19 feet south of Bay Walk, Fair Harbor, NY (0500-493.00-03.00-050.000)
- 6:00 P.M. (645-22) ROBERT CAGGIANO** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. A District, southeast corner of 40th Street (#4) and Commack Road, Islip, NY (0500-270.00-04.00-001.000)
- 6:00 P.M. (646-22) DIANE GARNETT** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 and to leave driveways having side yards of 0.3 feet and 0.8 feet instead of required 4 feet each and front yard occupancy of 38.7% instead of permitted 35%, Res. A District, east side of Wilson Boulevard (#729), 3,642.48 feet south of Kelley Avenue, Central Islip, NY (0500-187.00-01.00-035.000)
- 6:00 P.M. (647-22) ALEX CASTRO** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, north side of Preston Street (#131), 212.12 feet west of Radcliff Drive, Brentwood, NY (0500-204.00-02.00-022.000)
- 6:00 P.M. (648-22) OSCAR RENE SEGOVIA, CARLOS E. RIVAS and SANDRA C. RIVAS** - permission to erect one story addition (16' x 16.8') leaving floor area ratio of 29.26% instead of permitted 25% and to leave shed on side and rear property lines not having required setback of 4 feet each, Res. B District, east side of Evans Place (#5), 100 feet north of Roosevelt Street, Bay Shore, NY (0500-340.00-03.00-041.000)
- 6:00 P.M. (649-22) JESSE M. and JENNIFER A. LASKO** - permission to leave deck having side yard of 1 foot instead of required 6 feet and second story deck having side yard of 8.8 feet instead of required 9.5 feet, Res. A (278) District, south side of Ebbitide Court (#1), 225.9 feet east of Bayview Drive, Oakdale, NY (0500-378.00-01.00-030.014)
- 6:00 P.M. (650-22) MARIO GARCIA MORENO and FANIS LOURDES GARCIA** - permission to leave driveway having front yard occupancy of 52.3% instead of permitted 35% and to leave shed having rear yard of 0.5 feet instead of required 4 feet, Res. AA District, north side of Suffolk Avenue (#955), 700 feet west of Willoughby Street, Brentwood, NY (0500-117.00-03.00-073.000)

- 6:30 P.M. (651-22) VICKI ANN BAUERS** - permission to erect one story addition (5.9 x 7.7'), roofed-over porch (5' x 22') and second story addition (22' x 31') leaving front yard of 15.5 feet instead of required 25 feet, side yard of 13.4 feet instead of required 14 feet, total side yards of 27.9 feet instead of required 28 feet and floor area ratio of 30% instead of permitted 25%, Res. B District, east side of Willet Avenue (#71), 305.56 feet south of Tariff Street, Sayville, NY (0500-330.00-04.00-046.000)
- 6:30 P.M. (652-22) JUSTIN C. JENSEN** - permit to erect two story addition (15' x 20') leaving floor area ratio of 30.99% instead of the permitted 25%, Res. B District, west side of Bay Way Avenue (#41), 100 feet north of Neptune Court, Bay Shore, NY (0500-459.00-01.00-055.000)
- 6:30 P.M. (653-22) BRIAN and REBECCA MCNICHOLAS** - permission to erect second story addition (16' x 31') leaving side yard of 4.9 feet instead of required 14 feet, Res. A District, east side of Maple Avenue (#55), 365.65 feet south of Maple Court, Bay Shore, NY (0500-419.00-04.00-061.000)
- 6:30 P.M. (654-22) FIDEL VELASQUEZ** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 and to leave shed not having 20 feet behind front line of dwelling, Res. AA District, northeast corner of Commercial Boulevard (#249) and Fulton Street, Brentwood, NY (0500-052.00-04.00-034.000)
- 6:30 P.M. (655-22) SIESKE THOMAS** - permission to leave second story addition having front yard of 20 feet instead of required 30 feet and side yard of 10.4 feet instead of required 14 feet, Res. A District, north side of Karshick Street (#971), 340.8 feet east of Smithtown Avenue, Bohemia, NY (0500-234.00-02.00-016.000)

Adjourned from July 26, 2022

- 6:30 P.M. (544-22) REAL ESTATE PLAZA INC** - permission to leave two story dwelling having floor area ratio of 27% instead of permitted 25%, 6-foot fence with masonry columns having front yard of 9.6 feet instead of required 15 feet, raised pool patio having side yard of 5 feet instead of required 10 feet, pool patio having side yard of 5 feet instead of required 6 feet, shed having side yard of 2 feet instead of required 4 feet, rear yard landscaping of 35% instead of required 40% and to install decorative water feature in front yard when only permitted in rear yard, exceeding the maximum height of 5 feet and not surrounded by a permanent durable barrier, Res. AA District, west side of Beech Road (#16), 803.04 feet south of Elder Road, Islip, NY (0500-462.00-01.00-034.000)

6:30 P.M. (656-22) ADRIANO TORRES and NIURKA TORRES - permission to erect two story addition and second story addition leaving side yards of 11.1 feet and 13.4 feet instead of required 14 feet each, total side yards of 24.5 instead of required 28 feet and floor area ratio of 32.44% instead of permitted 25%, to leave driveway on side property line not having required setback of 4 feet and to use dwelling as two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. B District, north side of Barleau Street (#281), 398.44 feet west of Whipple Street, Brentwood, NY (0500-093.00-01.00-087.000)

6:30 P.M. (657-22) ERIC DENIS and JAMES NERI - permission to erect two story dwelling on lot having width of 24.36 feet instead of required 75 feet throughout, lot area of 4,471.3 sq. feet instead of required 7,500 sq. feet, leaving front yard of 5 feet instead of required 25 feet, second front yard of 5 feet instead of required 15 feet, side yard of 5 feet instead of required 14 feet and floor area ratio of 30.4% instead of permitted 25%, Res. B District, southeast corner of Lee Avenue (#4) and 5th Avenue, Bay Shore, NY (0500-315.00-01.00-126.000)

Adjourned from July 26, 2022

6:30 P.M. (547-22) GREATER NEW YORK CORPORATION OF SEVENTH DAY ADVENTISTS - permission to convert single family dwelling into house of worship on lot having area of 22,550 sq. feet instead of required 40,000 sq. feet and lot width of 137.5 feet instead of required 150 feet, Res. AA District, northwest corner of 3rd Avenue (#159) and 7th Street, Brentwood, NY (0500-160.00-02.00-023.000)

Adjourned from July 12, 2022

7:00 P.M. (501-22) 109 AVE HOLDING CORP. - permission to leave driveway having side yard of 3 feet instead of required 4 feet and front yard occupancy of 65.5% instead of permitted 35% and to leave patio having side yard of 1 foot instead of required 4 feet, Res. CAA District, east side of Islip Avenue (#113), 50 feet south of Union Boulevard, Islip, NY (0500-345.00-02.00-009.000)

7:00 P.M. (658-22) RITCHIE CERISIER and NIDIA CERISIER MOMBURN - permission to erect one story addition leaving rear yard of 19.3 feet instead of required 25 feet and to establish accessory apartment by converting portion of basement leaving floor area ratio of 43.19% instead of permitted 25% and to leave patio having side yard of 0.67 feet instead of required 4 feet, Res. B District, west side of Franklyn Avenue (#774), 290 feet south of 13th Street, Bohemia, NY (0500-257.00-01.00-028.000)