

## 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 18, 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: 10/07/2022  
Islip, New York

**John M. Lorenzo, Chairman**  
Zoning Board of Appeals

- 6:00 P.M. (745-22) JOSEPHINE WORHACZ** - permission to leave roofed-over patio having floor area ratio of 29% instead of permitted 25%, Res. B District, north side of Deer Road (#301), 75 feet east of Port Avenue, Ronkonkoma, NY (0500-031.00-04.00-149.002)
- 6:00 P.M. (746-22) CALEB HANIQUET** - permission to leave one story addition (11' x 24') having side yard of 13.2 feet instead of required 14 feet, Res. A District, south side of Wall Street (#12), 225.18 feet west of Carleton Avenue, East Islip, NY (0500-346.00-01.00-041.000)
- 6:00 P.M. (747-22) LIBORIO QUEZADA** - permission to leave cellar entrance having side yard of 10.3 feet instead of required 14 feet, Res. B District, northeast corner of Nassau Avenue (#93) and Vail Street, Islip, NY (0500-345.00-02.00-033.000)
- 6:00 P.M. (748-22) JORGE R. MARCA** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1 and to leave shed having side yard of 3 feet instead of required 4 feet and having 15 feet behind front line of dwelling instead of required 20 feet, Res. A District, west side of Craig Road (#79), 653.55 feet south of Rock Road, Islip Terrace, NY (0500-275.00-03.00-082.000)
- 6:00 P.M. (749-22) LAWRENCE TUMMINIA** - permission to leave carport (10' x 23') on side property line not having required setback of 14 feet and driveway on side property line not having required setback of 4 feet, Res. B District, southwest corner of West 2nd Street (#138) and Lakeview Court, Ronkonkoma, NY (0500-009.00-04.00-085.000)
- 6:00 P.M. (750-22) R. CHARLES and CHERYL ZIGROSSER** - permission to leave roofed-over porch having front yard of 39.7 feet instead of required 40 feet, side yard of 14.9 feet instead of required 18 feet, total side yards of 20.7 feet instead of required 36 feet and walkway on side property line not having required setback of 4 feet, Res. AA District, east side of April Lane (#247), 403.34 feet north of Academy Street, Bayport, NY (0500-359.00-02.00-018.000)
- 6:00 P.M. (751-22) LISA BENNETT-JOHNSON** - permission to leave pool patio having rear yard of 0.4 feet instead of required 6 feet, Res. B District, northeast corner of Locust Boulevard (#77) and Oak Drive, Ronkonkoma, NY (0500-022.00-02.00-032.001)

- 6:00 P.M. (752-22)** **983 SMITHTOWN AVE. LLC** - permission to leave expansion of non-conforming use within two-family dwelling by leaving basement conversion to recreation space including full bath and egress windows, Res. AA District, southwest corner of Smithtown Avenue (#31) and John Street, Bohemia, NY (0500-234.00-02.00-001.001)
- 6:00 P.M. (753-22)** **EDWIN SANTIAGO and NEREIDA PEREZ** - permission to leave inground pool having rear yard of 8.9 feet instead of required 14 feet and pool patio having rear yard of 4 feet instead of required 6 feet, Res. A District, west side of Snedecor Avenue (#156), 112.14 feet north of Anchorage Drive, West Islip, NY (0500-479.00-01.00-004.000)
- 6:00 P.M. (754-22)** **JOHN FIGLESTHALER and GABRIELA CID** - permission to erect second floor addition (21.3' x 23.2') leaving front yard of 45.3 feet instead of required 50 feet, side yard of 14.9 feet instead of required 25 feet, total side yards of 31 feet instead of required 60 feet and floor area ratio of 25.4% instead of permitted 25%, Res. AAA District, west side of West Lane (#74), at the intersection of O-Co-Nee Walk, Bay Shore, NY (0500-460.00-01.00-007.000)
- 6:00 P.M. (755-22)** **MIGUEL and GRICELDA CARDOZA** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, south side of Heyward Street (#24), 163.85 feet east of Gull Lane, Brentwood, NY (0500-072.00-01.00-044.000)
- 6:00 P.M. (756-22)** **WILLIAM and ELIZABETH MAGUIRE** - permission to install inground pool leaving side yards of 9.6 feet instead of required 14 feet each and pool patio leaving side yards of 3.5 feet instead of required 6 feet each, Res. A District, south side of Chatman Drive (#88), 1571.75 feet east of Waterford Road, Oakdale, NY (0500-326.00-01.00-037.000)
- 6:00 P.M. (757-22)** **MARIAM BIGZAT** - permission to leave gazebo (14.8' x 22.5') having rear yard of 3 feet instead of required 4 feet, patio on rear property line and having side yard of 1 foot not having required setback of 4 feet each, awning having rear yard of 19 feet instead of required 25 feet, driveway having side yard of 1.3 feet instead of required 4 feet and 6 foot fence having front yard of 0.8 feet instead of required 10 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. (758-22)** **LORI SCICUTELLA** - permission to leave second story addition (12.2' x 22.2') having front yard of 20 feet instead of required 30 feet, second front yard of 8 feet instead of required 22 feet and floor area ratio of 30.7% instead of permitted 25%, Res. A District, southwest corner of Middlesex Avenue (#46) and Idle Hour Boulevard, Oakdale, NY (0500-350.00-03.00-082.000)

**6:00 P.M. MATTHEW WAHL** - permission to leave inground pool with attached hot tub having side yard of 12 feet and rear yard of 10.2 feet instead of required 14 feet each and pool patio having rear yard of 5 feet instead of required 6 feet, Res. A District, southwest corner of Tellar Drive (#35) and Farmingdale Street, Islip Terrace, NY (0500-275.00-01.00-066.000)

**Adjourned from July 26, 2022 and September 6, 2022**

**6:30 P.M. REAL ESTATE PLAZA INC** - permission to leave two story dwelling having floor area ratio of 25.5% and erect second story addition resulting in floor area ratio of 26.1% instead of permitted 25%, to leave 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. BAIRON GEREDA GARCIA and MARLENY GEREDA GARCIA** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. A District, northwest corner of Brooklyn Boulevard (#1452) and Chestnut Drive, Bay Shore, NY (0500-266.00-03.00-014.000)

**6:30 P.M. MICHAEL J. and JOANNA SMITH** - permission to erect 2 story addition (18.3' x 30.4') leaving height of 30 feet instead of permitted 28 feet, to reduce roofed-over patio attached to detached garage leaving rear yard of 2.5 feet instead of required 10 feet, leaving floor area ratio of 32.9% instead of permitted 25% and to leave driveway having side yard of 1 foot instead of required 4 feet, Res. B District, south side of Duval Street (#14), 231 feet west of Bayview Avenue, East Islip, NY (0500-372.00-04.00-044.000)

**6:30 P.M. BRIAN and KELLY SCHRIEFER** - permission to erect decking with outdoor shower leaving side yard of 1.9 feet instead of required 5 feet and rear yard of 12.4 feet instead of required 15 feet, Res. BAA District, west side of East Lighthouse Walk (#82), 120 feet north of Maple Court, Kismet, NY (0500-491.00-01.00-020.000)

**6:30 P.M. STEVEN BRILL and ELAINE NEWMAN** - permission to elevate and relocate dwelling leaving front yard of 22.3 feet instead of required 25 feet, side yard of 9.1 feet instead of 10 feet, total side yards of 22 feet instead of required 25 feet and rear yard of 6 feet instead of required 25 feet, to erect one story addition leaving rear yard of 15.8 feet instead of required 25 feet, to erect decking leaving front yard of 14.6 feet instead of required 25 feet, side yard of 14.9 feet instead of required 15 feet, to leave decking having side yard of 0.3 feet instead of required 5 feet, to erect decking with outdoor shower leaving side yard of 9.1 feet, rear yard of 5.4 feet instead of required 15 feet each all having floor area ratio of 39.94% instead of permitted 30%, Res. BAA District, south side of Bayview Walk (#16), 79.19 feet west of Beachwold Avenue, Seaview, NY (0500-497.00-01.00-040.000)

- 6:30 P.M. (764-22) FEDERICO PELAEZ GUERRERO** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 and to leave concrete pad having side yard of 0.5 feet instead of 4 feet, Res. AA District, west side of Calebs Path (#214), 78.37 feet north of Lexington Avenue, Brentwood, NY (0500-053.00-02.00-021.002)
- 6:30 P.M. (765-22) JUAN JOSE RIVAS and MARGARITA RIVAS** - permission to leave roofed-over porch having front yard of 23 feet instead of permitted encroachment setback of 24 feet, pavilion not having 20 feet behind front line of dwelling and shed with roof-over having side yard of 2 feet instead of required 4 feet, Res. A District, northeast corner of Eisenhower Avenue (#55) and McNair Street, Brentwood, NY (0500-135.00-01.00-003.000)
- 6:30 P.M. (766-22) RICHARD SANTOS TEJADA** - permission to leave detached garage (22.2' x 39') having side yard of 8 feet and rear yard of 4.8 feet instead of required 10 feet each, leaving height of 18.1 feet instead of permitted 14 feet, to leave one story addition, second story addition and two story addition, all having floor area ratio of 32.8% instead of permitted 25%, to leave patios having side and rear yard of 1 foot instead of required 4 feet each and driveway on side property lines not having required setback of 4 feet each and front yard occupancy of 65.9% instead of permitted 35%, Res. B District, east side of North Clinton Avenue (#1355), 175 feet south of Lee Avenue, Bay Shore, NY (0500-315.00-01.00-027.001)
- 7:00 P.M. (767-22) 61 KEYLAND CT ASSOCIATES LLC** - permission to erect vacuum sphere having height of 60 feet instead of permitted 18 feet, Ind 1 District, north side of Keyland Court (#61), 586.35 feet west of Johnson Avenue, Bohemia, NY (0500-192.00-01.00-008.018)
- 7:00 P.M. (768-22) JOE'S KWIK MARTS LLC** - permission to leave fuel canopy having height of 22.3 feet instead of permitted 22 feet, shed having rear yard of 2.1 feet instead of required 10 feet, air conditioning unit having rear yard of 9.6 feet instead of required 10 feet and ground sign having height of 16.6 feet instead of permitted 15 feet, Bus 3 District, northeast corner of Union Boulevard (#1701) and 4th Avenue, Bay Shore, NY (0500-393.00-01.00-017.000)
- 7:00 P.M. (769-22) 1991 UNION PLAZA LLC** - permission to utilize 13.45% of mixed use building for commercial purposes instead of minimum required 30% pursuant to Islip Town Code Section 68-257.1(G), BD District, northwest corner of Union Boulevard (#1991) and Montgomery Avenue, Bay Shore, NY (0500-368.00-02.00-032.000)