

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, November 15, 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: 11/04/2022
Islip, New York

John M. Lorenzo, Chairman
Zoning Board of Appeals

- 6:00 P.M. (826-22)** **PAUL DELOUISA** - permission to leave driveway having side yard of 3 feet instead of required 4 feet and shed having side yard of 1.4 feet instead of required 2 feet, Res. AA District/278 Cluster, north side of Debbie Lee Lane (#7) 74 feet east of Artic Avenue, Bohemia, NY (0500-213.00-02.00-059.006)
- 6:00 P.M. (827-22)** **MARIANNA PRZECH** - permission to install pool equipment leaving side and rear yards of 2 feet instead of required 6 feet each, Res. A District, north side of Chenango Drive (#107), 162 feet east of Manor Lane, Bay Shore, NY (0500-313.00-01.00-069.003)
- 6:00 P.M. (828-22)** **CHARLES SINCINITO** - permission to leave above ground pool having side yard of 8 feet instead of required 10 feet, Res. B (278) District, east side of Spring Meadow Drive (#125), west of Nichols Road, Holbrook, NY (0500-131.00-06.00-011.000)
- 6:00 P.M. (829-22)** **BERNARD F. MCMAHON, JR.** - permission to leave portico having front yard of 19.5 feet instead of permitted encroachment setback of 20 feet, Res. B District, south side of 20th Avenue (#8), 535 feet west of Emkay Street, Bay Shore, NY (0500-246.00-02.00-069.000)
- 6:00 P.M. (830-22)** **RONALD H. and DORINE R. ELLEL** - permission to erect one story addition (14' x 36') leaving floor area ratio of 26.6% instead of permitted 25%, Res. B (278) District, east side of Singingwood Drive (#329), 498.93 feet north of Live Oak Drive, Holbrook, NY (0500-109.00-05.00-061.000)
- 6:00 P.M. (831-22)** **DENNIS and KATHLEEN TRAINOR** - permission to erect one story addition (16' x 17.5') leaving side yard of 13 feet instead of required 14 feet, Res. B (278) District, north side of Glensummer Road (#54), 168.15 feet east of Winwood Lane, Holbrook, NY (0500-196.00-07.00-029.000)
- 6:00 P.M. (832-22)** **STACEY ROMULUS-BALDIE** - permission to leave pool patio having rear yard of 4 feet instead of required 6 feet, Res. A District, southeast corner of Queen Street (#100) and Brookdale Avenue, Bay Shore, NY (0500-241.00-02.00-027.000)
- 6:00 P.M. (833-22)** **JOSE E. CLAROS DIAZ** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. AA District, south side of Claremont Avenue (#40), 300 feet east of Stein Drive, Bay Shore, NY (0500-201.00-03.00-003.000)

- 6:00 P.M. (834-22)** **KHANDAKER M. and NASIMA HOSSAIN** - permission to establish two-family, family use only pursuant to Islip Town Code Section 68-419.1 and to leave driveway having side yard of 1 foot instead of required 4 feet, Res. AA District, northwest corner of Joshua's Path (#1946) and Prospect Avenue, Central Islip, NY (0500-077.00-03.00-020.002)
- 6:00 P.M. (835-22)** **RAUL A. GARCIA** - permission to leave roofed over entrance (6' x 7') having side yard of 8 feet instead of required 14 feet, roofed over patio (11.5' x 15.7') having rear yard of 1 foot instead of required 4 feet, driveway having side yard of 3 feet and patio having side yards of 1 foot and 2 feet instead of required 4 feet each, Res. B District, north side of Harrison Street (#21), 300 feet east of Lincoln Avenue, Brentwood, NY (0500-035.00-03.00-091.000)
- 6:00 P.M. (836-22)** **MICHAEL DeNAPOLI** - permission to leave air condenser unit having 2 feet behind the front line of dwelling instead of required 4 feet, shed having side yard of 1.8 feet instead of required 2 feet and driveway having front yard occupancy of 44.1% instead of permitted 35%, Res. AAA District, west side of South Montgomery Avenue (#76), 344.91 feet north of Grace Court, Bay Shore, NY (0500-420.00-02.00-010.000)
- 6:00 P.M. (723-22)** **DAVID BAGNATI and ROSEANN DeLUCA** - permission to erect first story and second story additions leaving side yard of 13.2 feet instead of required 14 feet and to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. B District, north side of E Manhasset Street (#357), 448.39 feet west of Connetquot Avenue, Islip Terrace, NY (0500-275.00-02.00-019.000)
- 6:00 P.M. (837-22)** **PATRICIA KENARY** - permission to leave dwelling on lot having width of 74.66 feet instead of required 150 feet throughout, lot area of 8,150 sq. feet instead of required 40,000 sq. feet, front yard of 26 feet instead of required 50 feet, and to reconstruct sunroom (9' x 11.9') leaving side yard of 12.84 feet instead of required 25 feet and total side yards of 23.05 feet instead of required 60 feet, Res. AAA District, west side of Willyn Road (#27), 523.6 feet north of Middle Road, Blue Point, NY (0500-386.00-03.00-012.000)
- 6:00 P.M. (838-22)** **EDWIN J. VANDERLINDE** - permission to leave one story addition (approx. 12' x 17') leaving floor area ratio of 26.45% instead of permitted 25%, Res. B District, north side of Holbrook Street (#1), 198.7 feet east of Fifth Avenue, Bay Shore, NY (0500-315.00-01.00-061.000)

- 6:00 P.M. (839-22)** **ALEJANDRO VALDERRAMA** - permission to leave enclosed basement entrance (6' x 6.3') having side yard of 4.2 feet instead of required 14 feet and to leave patio on side property line not having required setback of 4 feet, Res. A District, southwest corner of Andrew Avenue (#16) and Charles Street, Islip Terrace, NY (0500-273.00-03.00-011.000)
- 6:30 P.M. (840-22)** **RYAN and DANIELLE LaFLARE** - permission to install inground pool leaving rear yard of 10 feet instead of required 14 feet, Res. A District, east side of Secatogue Lane West (#185), 775 feet south of 5th Street, West Islip, NY (0500-477.00-03.00-070.000)
- 6:30 P.M. (841-22)** **KRISHNANAN AND ISARDI PERSAUD** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, to leave shed having side yard of 1.4 feet instead of required 4 feet and height of 16.34 feet instead of permitted 14 feet and driveway on side property line not having required setback of 4 feet, Res. B District, south side of Brook Avenue (#376), 172 feet east of Brookspur Drive, Bay Shore, NY (0500-315.00-03.00-019.002)
- 6:30 P.M. (842-22)** **VALDEMAR and DINA BINSFELD** - permission to erect second story addition (26.4' x 28.3') leaving front yard 27.8 feet and roofed-over porch leaving front yard of 21.8 feet instead of required 40 feet each and side yard of 7.2 feet instead of required 14 feet, and to erect one story addition (10' x 12') leaving total side yards of 21.7 feet instead of required 28 feet, all having floor area ratio of 29.4% instead of permitted 25%, Res. A District, north side of Lincoln Avenue (#81), 550 feet east Kunigunda Place, Islip Terrace, NY (0500-297.00-01.00-022.000)
- 6:30 P.M. (843-22)** **MARY ELNAKIB** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, leaving second front door in violation of Section 68-610(B) and to leave roofed-over porch having front yard of 33.8 feet instead of permitted encroachment setback of 34 feet, Res. AA District, east side of Agate Street (#1541), 281.1 feet south of Hemlock Drive, Bay Shore, NY (0500-244.00-01.00-045.000)
- 6:30 P.M. (844-22)** **MARYELLEN ANGELO** - permission to erect one story addition (10' x 12.5') leaving floor area ratio of 33.33% instead of permitted 25%, to leave two sheds: Shed #1 - having 12 feet behind front line of dwelling instead of required 20 feet and Shed #2 - having side yard of 1.7 feet and rear yard of 0.9 feet instead of required 2 feet each, Res. B District, west side of Poet Place (#20), 55.02 feet north of 5th Street, Holbrook, NY (0500-107.00-02.00-056.017)
- 6:30 P.M. (845-22)** **MICHELE AIELLO** - permission to erect pavilion (15' x 20') leaving second front yard of 7 feet instead of required 27 feet and height of 14.6 feet instead of permitted 14 feet, Res. A District, northwest corner of Keswick Drive (#168) and Tracy Lane, East Islip, NY (0500-427.00-01.00-002.000)

6:30 P.M. (846-22) LUZ ARQUIMIDES GALEAS - permission to leave second story addition (12' x 20.6') having side yard of 6.6 feet instead of required 14 feet, total side yards of 21.4 feet instead of required 28 feet and floor area ratio of 43.5% instead of permitted 25%, Res. B District, west side of Myrtle Avenue (#727), 195.48 feet south of Union Street, West Islip, NY (0500-438.00-01.00-023.000)

6:30 P.M. (847-22) BAY SHORE 77 LLC - permission to erect 3-story and basement egress stairwell addition (9.8' x 17.25') resulting in floor area ratio of 64% instead of permitted 60%, BD District, northeast corner of Main Street (#77) and Bay Shore Avenue, Bay Shore, NY (0500-393.00-03.00-061.001)

Adjourned from December 11, 2018 and June 4, 2019

7:00 P.M. (893-18) ANTONIO and LISA LOURENCO - permission to leave shed having front yard of 1 foot instead of required 319 feet and not having 20 feet behind front line of dwelling, to leave brick patio having side yard of 2 feet and rear yard of zero instead of required 4 feet each, to leave concrete patio having side yard of zero instead of required 4 feet, to leave 2 story detached garage (26' x 26.3') having front yard of 7.5 feet instead of required 319 feet, not having 20 feet behind front line of dwelling, to leave garage having gross floor area (1,367.6 sq ft) exceeding the ground floor area of the principal dwelling (976.04 sq ft.), garage having height of 21.7 feet instead of permitted 14 feet, Res. A District, east side of Penataquit Avenue, (#1411) 155 feet south of Jaro Court, Bay Shore, NY (0500-291.00-03.00-012.000)

Adjourned from June 21, 2022 and July 12, 2022

7:00 P.M. (459-22) JOHN DERELI - permission to erect two story dwelling on lot having effective lot area of 8,899 sq. feet instead of required 11,250 sq. feet, wetlands yield calculation of 0.1875 instead of required 1.0, leaving side yard of 11 feet instead of required 14 feet, floor area ratio of 29.14% instead of permitted 25% and first floor elevation of 10.86 feet instead of permitted 9 feet, to erect retaining walls (5.35' ht.) on front and side property lines instead of required setback of 5.35 feet each and to exceed compensating excavation provision 68-422A(3)(c) by proposing 249 cubic yards of surplus fill into floodplain, Res. A District, south side of Anisko Landing, 180 feet east of Blue Point Road, Oakdale, NY (0500-378.00-02.00-044.000)

7:00 P.M. (848-22) FAITHFUL FARMS, LLC - permission to leave three corrals (31' x 41'), corral (30' x 41'), corral (31' x 36' Irrg), and corral (27' x 20' Irrg.) located in front yard and to leave corral (16' x 42'), corral (30' x 35' Irrg.), and frame horse stable (10' x 24') located in side yard instead of required location behind rear line of dwelling, to leave all 15 corrals with fence height of 4 feet instead of required 5 feet, to leave corral (approximately 198' x 120') having side yard of 1.7 feet and rear yard of 1.8 feet instead of required 10 feet each, to leave corral (181' x 126') in the front yard where prohibited, and having a side yard of 2.3 feet instead of the minimum required 10 feet, to leave detached storage structures in front yard instead of 20 feet behind front line of dwelling, to leave dumpster storing manure having side yard of 5.2 feet instead of required 30 feet and an interpretation is requested to determine if use of the stable, larger than the dwelling, is subordinate to the dwelling, Res. AAA District, north side of Allwood Avenue (#252), 1,087.17 feet east of Connetquot Avenue, Central Islip, NY (0500-123.00-02.00-015.001)