

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, April 11, 2023** at Town Hall West, 401 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: 03/31/2023
Islip, New York

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

6:00 P.M. (256-23) KERRY INSARDI - permission to leave one story addition (7.1' x 9.8') having side yard of 12 feet instead of required 14 feet, Res. A District, south of Brook Street (#226), 300 feet east of Academy Lane, Oakdale, NY (0500-380.00-01.00-081.000)

6:00 P.M. (173-23) PETER C. HIBBERT JR - permission to leave shed (8.3' x 16.2') having rear yard of 0.6 feet instead of required 4 feet, Res. A District, east side of Gladstone Avenue (#31), 230 feet north of Lewis Place, West Islip, NY (0500-468.00-05.00-017.000)

6:00 P.M. (257-23) JOHN and SHALANDA MAZZA - permission to leave shed having second front yard of 16 feet instead of required 27 feet, Res. A District, southeast corner of Lee Street (#10) and Lawrence Avenue, Hauppauge, NY (0500-018.00-02.00-034.003)

Adjourned from March 14, 2023

6:00 P.M. (181-23) ERIC and ALYSSA CAMINATI - permission to leave patio having side yard of 2.1 feet instead of required 4 feet and driveway having front yard occupancy of 69% instead of permitted 40%, Res. A District, west side of Patricia Avenue (#1128), 1,125 feet south of Celia Street, West Islip, NY (0500-437.00-01.00-008.000)

6:00 P.M. (258-23) JACQUELINE CUELLAR and ADOLFO CUELLAR COLMENARES - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, to install egress window leaving side yard of 10.13 feet instead of permitted encroachment setback of 11 feet, to leave recreational accessory building when accessory buildings are prohibited from being used for habitable purposes, leaving a rear yard of 2.4 feet instead of required 4 feet, all having floor area ratio of 29.35% instead of permitted 25%, to leave shed having 7.5 feet behind front line of dwelling instead of required 20 feet, patio having rear yard of 2.25 feet instead of required 4 feet and driveway on side property line and having side yard of 1 foot instead of the required 4 feet each having front yard occupancy of 82.6% instead of permitted 40%, Res. B District, northeast corner of Saxon Avenue (#80) and Orleans Street, Bay Shore, NY (0500-343.00-02.00-005.000)

6:00 P.M. (259-23) THOMAS A. MOLINARY - permission to establish two-family, family use only pursuant to Section 68-419.1, to leave window wells in nonconforming rear yard, inground pool with water feature having side yard of 1.3 feet instead of required 10 feet, pool patio having side yard of 3 feet and rear yard of 1 foot instead of required 6 feet each and front yard of 2.6 feet instead of required 25 feet, roofed-over porch having rear yard of 10.3 feet instead of required 25 feet, driveway having front yard occupancy of 48% instead of permitted 40% and side yard of 0.4 feet instead of required 4 feet, 6-foot fence on front property line not having required setback of 15 feet, shed having 7.6 feet in front of dwelling instead of required 20 feet behind front line and rear yard landscaping of 16.2% instead of the permitted 40%, Res. B District, southwest corner of Seymour Avenue (#18) and Madison Street, East Islip, NY (0500-323.00-01.00-035.000)

6:00 P.M. (260-23) FRANK and PAULA COTTONE - permission to leave inground pool having side yard of 13.3 feet instead of required 14 feet, pool barrier fence 2.3 feet from outside of pool instead of required 4 feet, 6 foot fence having second front yard of 3 feet instead of required 10 feet, 6 foot fence on front property line not having required setback of 15 feet, shed having front yard of 4.1 feet instead of required 27 feet not having 20 feet behind front line of dwelling and shed having front yard of 15.4 feet instead of required 27 feet, driveway having front yard occupancy of 42.1% instead of permitted 40%, retaining wall on front property line and rear yard of 1.2 feet instead of required 4 feet each and air condenser in front yard of dwelling not having required setback of 4 feet behind front line of dwelling, Res. A District, northwest corner of Hanson Place (#149) and Calvert Avenue, Ronkonkoma, NY (0500-061.00-01.00-043.000)

6:00 P.M. (261-23) SHAHEER TAREEN - permission to erect one story addition (5' x 9.5') leaving front yard of 20.8 feet instead of required 25 feet resulting in floor area ratio of 28.7% instead of permitted 25%, Res. B District, south side of 21st Street (#32), 259 feet east of Emkay Street, Bay Shore, NY (0500-246.00-03.00-092.000)

6:00 P.M. (262-23) JOSE N. and GLADIS E. MALDONADO - permission to leave second story roofed over deck resulting in floor area ratio of 33.4% instead of permitted 25%, shed having side yard of 2.3 feet instead of required 4 feet, shed having second front yard of 6.9 feet instead of required 20 feet and rear yard of 1.9 feet instead of required 2 feet and patio and driveway on side property line not having required setback of 4 feet, Res. B District, southeast corner of Twin Lawns Avenue (#153) and Ehler Street, Brentwood, NY (0500-140.00-01.00-077.000)

- 6:00 P.M. (263-23)** **BALWINDER JASWAL and KULWINDER JASWAL** - permission to leave inground pool having side yard of 13.9 feet and rear yard of 11.6 feet instead of required 18 feet each, pool patio on rear property line not having required 6 feet, rear yard landscaping of 38.65% instead of permitted 40% and driveway having front yard occupancy of 46.64% instead of permitted 40%, Res. AA District, west side of Trail Blazer Court (#22), 687.47 feet north of Furrows Road, Holbrook, NY (0500-068.00-01.00-007.011)
- 6:00 P.M. (264-23)** **HEIDE BEREZNICKI** - permission to leave one-story addition (13.3' x 20') having rear yard of 17.6 feet instead of required 25 feet, Res. A District, west side of Wagstaff Lane (#40), 125 feet north of Gorgo Lane, West Islip, NY (0500-473.00-03.00-014.000)
- 6:00 P.M. (265-23)** **NIHAR MONDAL** - permission to erect two story dwelling having floor area ratio of 32% instead of permitted 25% and entrance platform having height of 8.41 feet instead of permitted 3 feet, Res. B District, south side of Ard Street (#76), 160 feet west of Denver Avenue, Bay Shore, NY (0500-269.00-02.00-057.000)
- 6:00 P.M. (266-23)** **EATON SIMPSON and MENDEL RAPHAEL** - permission to leave semi-inground pool having side yard of 8.7 feet instead of required 14 feet, pool equipment having side yard of 2.5 feet instead of required 6 feet, patio having side yards of 0.7 feet and 1 foot instead of required 4 feet each, driveway having side yards of 0.5 feet and 2.9 feet instead of required 4 feet each and front yard occupancy of 81.3% instead of permitted 40%, Res. A District, north side of West Lakeland Street (#27), 150 feet west of Duke Street, Bay Shore, NY (0500-263.00-02.00-013.000)
- 6:30 P.M. (267-23)** **SEBASTIAN LANKIEWICZ and JACLYN M. BRANT** - permission to leave inground pool having rear yard of 8 feet instead of required 14 feet, Res. A District, east side of Campbell Lane (#63), 501.5 feet north of Doris Place, East Islip, NY (0500-425.00-03.00-078.000)
- 6:30 P.M. (268-23)** **BEST OF LI, LLC** - permission to subdivide lot into two parcels: Lot 1 - to erect 2 story dwelling on lot having width of 79 feet instead of required 100 feet, and lot area of 19,188 sq. feet instead of required 20,000 sq. feet, and Lot 2 - to leave 2 story dwelling on lot having width of 79 feet instead of required 100 feet, and lot area of 14,327 sq. feet instead of required 20,000 sq. feet, Res. AA District, south side of Candlewood Road (#790), 584.26 feet west of Illinois Avenue, Bay Shore, NY (0500-202.00-02.00-004.000)

- 6:30 P.M. (269-23) DARSHANAN and ANJANEE HIRALALL** - permission to to establish accessory apartment pursuant to Islip Town Code Section 68-602, to leave roofline alteration having front yard of 37.4 feet and portico having front yard of 34.1 feet instead of required 40 feet each, and second story roofed-over deck, all having floor area ratio of 30.04% instead of permitted 25%, to leave driveway having side yard of 2 feet instead of required 4 feet and front yard occupancy of 45% instead of permitted 40%, Res. A District, east side of Prospect Street (#12), 150 feet south of Woodland Avenue, Central Islip, NY (0500-101.00-02.00-048.000)
- 6:30 P.M. (270-23) NOE ARGUETA** - permission to establish legal nonconforming use of attached garage conversion to livable space and to leave driveway having width of 23 feet instead of permitted 18 feet, RRD, north side of Cedar Street (#24), 80 feet west of McKinney Avenue, Central Islip, NY (0500-164.00-02.00-083.000)
- 6:30 P.M. (271-23) 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. (272-23) GIOVANNI and ADRIENNE DISTEFANO** - permission to erect second story addition leaving rear yard of 16 feet instead of required 25 feet and floor area ratio of 30.1% instead of permitted 25%, Res. AA District (278), southeast side of Richmar Drive (#26), 129.81 feet south of Julbet Drive, Sayville, NY (0500-259.00-02.00-018.000)
- 7:00 P.M. (273-23) JEAN G. PARAISON** - permission to leave 2 additions (12.6' x 20.3' and 10' x 15.1') having side yards of 1.4 feet and 3.2 feet instead of required 14 feet each and total side yards of 4.6 feet instead of required 28 feet, Res. A District, north side of Hickory Place (#3), 142 feet west of Lincoln Boulevard, Bay Shore, NY (0500-222.00-02.00-034.000)
- 7:00 P.M. (274-23) ANGELA and JOSEPH BONFIGLIO** - permission to erect one story addition (16.7' x 17.5') leaving side yard of 2.22 feet instead of required 14 feet and total side yards of 21.95 feet instead of required 28 feet, Res. B District, south side of Iroquois Street (#208), 520 feet west of Parkway Boulevard, Ronkonkoma, NY (0500-020.00-03.00-054.000)
- 7:00 P.M. (275-23) SOUTH SHORE UNIVERSITY HOSPITAL** - permission to install additional facial sign where only three are permitted, having sign area of 362.58 sq. feet instead of permitted 16 sq. feet and height of 57 feet instead of permitted 12 feet, DDD District, northwest corner of East Main Street (#301) and North Montgomery Avenue, Bay Shore, NY (0500-394.00-01.00-008.004)