

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, May 09, 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: 04/28/2023
Islip, New York

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

- 6:00 P.M. (320-23) PATRICK and JENNIFER SHANAHAN** - permission to leave pool patio having rear yard (through lot) of 35 feet instead of required 40 feet and pool equipment having side yard of 4.5 feet instead of required 6 feet, Res. A District, east side of Gerritsen Avenue (#41), 459.20 feet north of Henry Street, Bayport, NY (0500-385.00-05.00-015.000)
- 6:00 P.M. (321-23) ALEXANDER and COURTNEY MARINONI** - permission to leave semi-inground pool having rear yard of 10.7 feet instead of required 14 feet, pool patio having rear yard of 3 feet instead of required 6 feet and shed having second front yard of 11 feet instead of required 27 feet, Res. A District, southwest corner of Cerny Place (#136) and Udall Road, West Islip, NY (0500-312.00-01.00-018.002)
- 6:00 P.M. (322-23) DARRYL K. and DANIELLE PAYNE** - permission to erect second story addition leaving side yard of 13.6 feet instead of required 14 feet, total side yards of 27.7 feet instead of required 28 feet, resulting in floor area ratio of 28.2% instead of permitted 25%, to leave inground pool having side yard of 12 feet instead of permitted 14 feet, pool patio having side yard of 4.9 feet instead of required 6 feet, shed having side yard of 0.1 feet instead of required 2 feet and not having required 20 feet behind front line of dwelling, Res. A District, east side of Anchorage Drive (#95), approx. 524 feet south of Skipper Drive, West Islip, NY (0500-484.00-01.00-065.000)
- 6:00 P.M. (323-23) KEVIN and KAITLIN MURPHY** - permission to leave two 6-foot fences: Fence 1- having front yard of 3.9 feet instead of required 15 feet and Fence 2- having front of 7.3 feet instead of required 10 feet and 2 air conditioning units having second front yard of 17 feet instead of required 20 feet, Res. B District, southwest corner of Victory Drive (#429) and 2nd Court, Ronkonkoma, NY (0500-010.00-02.00-001.000)
- 6:00 P.M. (324-23) JOSE D. and ANNA E. AREVALO** - permission to leave addition to accessory structure (4' x 24.3') having side yard of 4.8 feet instead of required 10 feet and shed having side yard of 2.3 feet and rear yard of 1.4 feet instead of required 4 feet each, Res. B District, north side of Dietz Street (#20), 80.3 feet west of Church Street, Central Islip, NY (0500-098.00-02.00-015.000)
- 6:00 P.M. (325-23) PATRICIA C. RODRIGUEZ CARIAS, RUBY M. CARIAS and JOSSELYN CARIAS** - permission to leave detached garage (12' x 16') having side yard of 3.5 feet instead of required 4 feet and gazebo having rear yard of 3.1 feet instead of required 4 feet, Res. B District, south side of Ash Street (#4), 100 feet east of Lowell Avenue, Central Islip, NY (0500-142.00-02.00-077.000)

6:00 P.M. (326-23) CRUZ PEREZ HERNANDEZ and RAMON A. SARAVIA GARCIA - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, to leave 2 entrance platforms having side yards of 10.7 feet and 9.9 feet instead of required 14 feet each, roofed-over cellar entrance having side yard of 13.9 feet instead of required 14 feet and driveway on side property line not having required setback of 4 feet, Res. A District, north side of Merrill Street (#185), 525 feet east of Nimitz Avenue, Brentwood, NY (0500-136.00-01.00-016.000)

Adjourned from January 10, 2023

6:00 P.M. (327-23) ARTURO A. GONZALES PALLARES - permission to leave expanded two story dwelling having front yard of 11.8 feet, roofed-over entrance having front yard of 7.8 feet instead of required 25 feet each, side yards of 5.8 feet and 6.1 feet instead of required 14 feet each, total side yards of 11.9 feet instead of required 28 feet, leaving floor area ratio of 36.06% instead of permitted 25%, to leave 2 egress windows having side yards of 3 feet and 3.75 feet instead of permitted encroachment setback of 11 feet each, to leave driveway on side property line (encroaching onto adjacent property) not having required setback of 4 feet and shed having side yard of 1.7 feet instead of required 2 feet, Res. B District, south side of Clift Street (#220), 200 feet east of Cordello Avenue, Central Islip, NY (0500-141.00-04.00-079.000)

6:00 P.M. (328-23) ERIC and NATASHA POGGIOLI - permission to install above-ground pool leaving rear yard of 4 feet instead of required 10 feet, Res. B District, north side of Wavecrest Avenue (#39), 100 feet east of Birch Street, West Islip, NY (0500-455.00-02.00-025.000)

6:00 P.M. (329-23) ADULTS AND CHILDREN WITH LEARNING AND DEVELOPMENTAL DISABILITIES, INC. / EAST COAST IMPERIAL PROPERTIES LLC - permission to subdivide lot leaving two story dwelling on lot having side yards of 4.2 feet and 7.7 feet instead of required 14 feet each, to erect one story addition (32.8' x 8.5') leaving side yard of 4.1 feet instead of required 14 feet, total side yards of 11.8 feet instead of required 28 feet, to expand driveway leaving front yard occupancy of 43.78% instead of permitted 40% and to install walkway leaving side yard of 1.5 feet instead of required 4 feet, Res. A District, west side of Hyman Avenue (#1202), 1.3 feet north of Sunrise Highway, Bay Shore, NY (0500-364.00-01.00-006.001, 006.2, 007, 009.1, 121)

6:00 P.M. (330-23) E & E HOME BUYER CORP. - permission to leave reconstructed one story dwelling on lot having width of 62.50 feet instead of required 75 feet, having side yard of 1 foot instead of required 14 feet and rear yard of 0.9 feet instead of required 25 feet, Res. B District, east side of Peters Boulevard (#26), 75 feet north of St. John Street, Central Islip, NY (0500-120.00-02.00-011.000)

Adjourned from February 28, 2023

- 6:30 P.M. (141-23) JENNIFER V. SPECCHIO** - permission to erect dwelling on lot having wetlands yield of 0.6954 instead of required 1.0, on lot having area of 30,229 sq. feet (effective lot area of 28,825 sq. feet) instead of required 40,000 sq. feet, leaving total side yards of 52.5 feet instead of required 60 feet, to install staircase enclosure leaving height of 40.5 feet instead of permitted 35 feet, all having floor area ratio of 27.78% (effective floor area ratio of 29.03%) instead of permitted 25% and to install driveway leaving front yard occupancy of 41.5% instead of permitted 40%, Res. AAA (278) District, south side of The Helm (#159), 1,409 feet southeast of The Moor, East Islip, NY (0500-465.00-01.00-017.000)
- 6:30 P.M. (331-23) JOSE A. PADILLA MENDOZA** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, north side of Merrill Street (#129), 150 feet west of Marshall Avenue, Brentwood, NY (0500-135.00-01.00-099.000)
- 6:30 P.M. (332-23) VICTOR HERCULES and YANIRA HERNANDEZ** - permission to leave one-story addition (10.3' x 11.1') having side yard of 10.9 feet and roofed-over cellar entrance having side yard of 5 feet instead of required 14 feet each, inground pool having rear yard of 9.2 feet instead of required 10 feet, pool patio having side yard of 4 feet and rear yard of 1 foot instead of required 6 feet each and shed having rear yard of 1 foot instead of required 2 feet, Res. B District, south side of Hancock Street (#212), 297.5 feet east of Knoll Place, Brentwood, NY (0500-093.00-03.00-044.000)
- 6:30 P.M. (333-23) OLMAN R. FLORES** - permission to leave retaining wall on property line not having required setback of 4 feet, shed having 10 feet behind front line of dwelling instead of required 20 feet and shed having rear yard of 1.5 feet instead of required 2 feet, Res. B District, south side of Earle Street (#290), 115.04 feet west of Carleton Avenue, Central Islip, NY (0500-120.00-05.00-065.000)
- 6:30 P.M. (334-23) DENNIS PEREZ** - permission to reconstruct one story addition leaving side yard of 10 feet instead of required 14 feet and to leave patio on side property line not having required setback of 4 feet, Res. B District, north side of Milandy Street (#233), 150 feet east of Broadway, Brentwood, NY (0500-162.00-03.00-047.000)
- 6:30 P.M. (335-23) AILEEN BEST HOME CORP.** - permission to leave accessory structure (31' x 38.9' Irrg.) having side yard of 0.8 feet instead of required 10 feet, Res. A District, east side of Grant Avenue (#11), 216 feet north of Suffolk Avenue, Brentwood, NY (0500-136.00-02.00-096.000)
- 6:30 P.M. (336-23) VICENTE RUBIO and JOSE RUBIO** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. B District, west side of Applegate Drive (#134), 737.45 feet south of Long Island Motor Parkway, Central Islip, NY (0500-054.00-02.00-053.000)

- 7:00 P.M. (337-23)** **EAST LIGHTHOUSE REALTY CORP** - permission to install second story addition and erect second story decking, resulting in floor area ratio of 53.8% instead of permitted 30% and to erect first floor decking leaving side yard of 9 feet instead of required 15 feet, Res. BAA District, west side of East Lighthouse Walk (#14), 240 feet south of Cedar Court, Kismet, NY (0500-491.00-03.00-020.000)
- 7:00 P.M. (338-23)** **HAMILTON KANE MARTIN ENTERPRISES, INC.** - permission to install primary facial sign having sign area of 140 sq. feet instead of permitted 32 sq. feet, secondary facial sign having sign area of 140 sq. feet instead of permitted 16 sq. feet, both having height of 20 feet instead of permitted 18 feet each, Bus 3 District, northwest corner of Sunrise Highway (#135) and Hamilton Place, West Islip, NY (0500-388.00-01.00-141.000)
- 7:00 P.M. (339-23)** **JAMES ROCCO / DANIEL and NICOLE SLAVIN** - permission to subdivide and reconfigure two parcels; Lot 1 - to leave one story dwelling having side yard of 2.4 feet instead of required 14 feet, detached garage (12.5' x 18.5') having rear yard of 0.9 feet instead of required 4 feet, patio on side property line not having required setback of 4 feet and Lot 2 - to erect two story dwelling on lot having area of 6,000 sq. feet instead of required 7,500 sq. feet, leaving floor area ratio of 37.17% instead of permitted 25%, Res. B District, northwest corner of Inca Drive (#19) and Richland Boulevard, Bay Shore, NY (0500-314.00-02.00-062.000 & 063.000)