

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 23, 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: 05/12/2023
Islip, New York

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

- 6:00 P.M. (355-23) LAWRENCE and LISA TEKNUS** - permission to erect addition leaving floor area ratio of 26.94% instead of permitted 25%, Res. B District, north side of East Madison Street (#49), west of Bennett Avenue, East Islip, NY (0500-322.00-02.00-059.002)
- 6:00 P.M. (356-23) COLIN MORGAN, TRUSTEE of the CAROLE A. MORGAN IRREVOCABLE TRUST** - permission to leave pond in front yard when only permitted in rear yard and to renew permit for two-family, family use only, Res. AA District, north side of Birch Street (#79), 110 feet east of Wilson Boulevard, Islip, NY (0500-272.00-02.00-011.000)
- 6:00 P.M. (357-23) JOSE DIAZ and SANTA GUERRERO** - permission to leave one-story addition (6.6' x 6.7') having front yard of 19.6 feet instead of required 25 feet and one-story addition (10.4' x 12.7') having side yard of 10 feet instead of required 14 feet, Res. B District, south side of Willow Street (#56), 175 feet west of Nicoll Avenue, Central Islip, NY (0500-143.00-04.00-008.000)
- 6:00 P.M. (358-23) CRISTIAN A. ORELLANA** - permission to leave inground pool having rear yard of 9.7 feet instead of required 14 feet, pool patio having second front yard of 6 feet instead of required 22 feet and rear yard of 3.5 feet instead of required 6 feet, rear yard landscaping of 33.3% instead of required 40% and driveway having side yard of 2 feet instead of required 4 feet, Res. A District, southeast corner of Rose Avenue (#4) and Gibbs Avenue, Central Islip, NY (0500-080.00-02.00-001.000)
- 6:00 P.M. (359-23) JJK HOME PROPERTIES LLC** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 having gross floor area of 816 sq. feet instead of permitted 800 sq. feet, Res. AA District, east side of Nugent Avenue (#46), 100 feet south of Garden City Street, Bay Shore, NY (0500-243.00-01.00-053.000)

- 6:00 P.M. (360-23)** **RAYMOND F. and SUE A. CORSSSEN** - permission to to establish two-family, family use only pursuant to Islip Town Code Section 68-419.1, to leave shed having side yard of 1.4 feet instead of required 2 feet and not having 20 feet behind front line of dwelling and driveway on side property line not having required setback of 4 feet, Res. A District, west side of Twin River Drive (#76), east of Biltmore Avenue Extension Water Way, Oakdale, NY (0500-324.00-02.00-001.000)
- 6:00 P.M. (361-23)** **DOUGLAS ACKER** - permission to erect one-story addition leaving side yard of 14.9 feet instead of required 18 feet, total side yards of 25.1 feet instead of required 36 feet and to leave driveway on side property line not having required 4 feet, Res. AA District (281), east side of Morgan Lane (#9), 397.30 feet south of Middle Road, Bayport, NY (0500-385.00-06.00-009.004)
- 6:00 P.M. (362-23)** **ANTHONY and MYRA DELISIO, ANTONIO F. BOLES, DEANA DELISIO BOLES** - permission to erect one-story dwelling on lot having lot area of 19,895 sq. feet instead of required 20,000 sq. feet, having front yard of 31 feet instead of required 40 feet, side yard of 15.58 feet instead of required 18 feet and to install egress window leaving side yard of 11.9 feet instead of permitted encroachment setback of 15 feet, Res. AA District, north side of Lakecrest Lane (#8), 125.98 feet northeast of Rosevale Avenue, Ronkonkoma, NY (0500-021.00-03.00-056.000)
- 6:00 P.M. (363-23)** **CYNTHIA KRAMER** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, to leave shed having side yard of 0.4 feet instead of required 2 feet and to install driveway on side property line not having required setback of 4 feet, Res. B District, east side of Girard Avenue (#57), 80 feet south of Bay Bright Court, Bay Shore, NY (0500-471.00-01.00-014.000)
- 6:00 P.M. (364-23)** **FRANCIS ROMANO** - permission to leave pool house (20.7' x 20.8') with attached pergola having side yard of 4.1 feet instead of required 10 feet and tennis court having side yard of 3.5 feet instead of required 4 feet, Res. AAA District, west side of South Gillette Avenue (#38), 347.14 feet south of Middle Road, Bayport, NY (0500-386.00-05.00-013.000)
- 6:00 P.M. (365-23)** **CHARLES and PATRICIA MARGARITA** - permission to leave chicken coop having side yard of 1.7 feet instead of required 10 feet, shed having side yard of 0.4 feet and rear yard of 3.1 feet instead of required 4 feet each, pond in front yard when only permitted in rear yard and driveway having side yard of 1.5 feet instead of required 4 feet, Res. B District, north side of East Farmingdale Street (#215), 594 feet east of Bellmore Avenue, Islip Terrace, NY (0500-275.00-02.00-125.000)
- 6:30 P.M. (366-23)** **ENA M. GUTIERREZ and ROBERTO LOPEZ** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. B District, northeast corner of Storey Avenue (#50) and Pineville Road, Central Islip, NY (0500-079.00-01.00-052.000)

6:30 P.M. (367-23) CHRISTOPHER and TONI-ANN PAULICELLI - permission to leave dwelling having first floor elevation of 10.04 feet instead of previously approved 9.8 feet (ZBA #361-20), pool patio having side yard of 3.9 feet instead of required 6 feet and decking having side yard of 10.3 feet instead of required 14 feet, Res. A District, east side of Sequams Lane Center (#221), 920 feet south of Sequams Way, West Islip, NY (0500-476.00-02.00-063.000)

6:30 P.M. (368-23) FRANK and JILLIANA CARDULLO - permission to erect first story and second story additions leaving side yard of 13.9 feet instead of required 14 feet, total side yards of 27.8 feet instead of required 28 feet and floor area ratio of 35.8% instead of permitted 25%, Res. A District, east side of Anchorage Drive (#107), 1,368.42 feet south of Snedecor Avenue, West Islip, NY (0500-484.00-01.00-068.000)

6:30 P.M. (369-23) JULIAN RIVERA, MARLENE ORTEGA and VANESSA CORTEZ-AYALA - permission to leave roofed-over patio having side yard of 1 foot instead of required 4 feet and shed with attached chicken coop having side yard of 4.7 feet instead of required 10 feet, Res. A District, north side of Peach Street (#13), 330 feet west of Wilson Boulevard, Central Islip, NY (0500-206.00-01.00-050.000)

Adjourned from March 28, 2023

6:30 P.M. (235-23) 193 SUNRISE REALTY, LLC - permission to install ground sign having area of 101.38 sq. feet instead of permitted 45.5 sq. feet and height of 30 feet instead of permitted 15 feet, 2 facial signs having height of 22.83 feet instead of permitted 18 feet, 3 public interest facial signs having sign areas exceeding permitted 3 sq. feet and having height of 13 feet instead of permitted 10 feet each, 2 public interest ground signs having sign area of 15.06 sq. feet instead of permitted 3 feet each, Bus 3 District, northwest corner of Sunrise Highway (#251) and Udall Road, West Islip, NY (0500-388.00-01.00-143.001)

6:30 P.M. (370-23) COLUMBIA PARTNERS, LLC - permission to erect second story addition and roof-over leaving second front yard of 3.08 feet instead of required 10 feet, addition to second story covered stairs and facade addition on front property line instead of required 1 foot and second front yard of 9 feet instead of required 10 feet, all having floor area ratio of 124% instead of permitted 60%, BD District, northeast corner of West Main Street (#55) and Park Avenue, Bay Shore, NY (0500-393.00-02.00-083.003)

6:30 P.M. (371-23) OSCAR TURNER - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, to leave two-story addition (11.1' x 31' Irrg.) resulting in floor area ratio of 38.6% instead of permitted 25%, shed having side yard of 1.8 feet instead of required 2 feet, patio having side yard of 2 feet instead of required 4 feet, 0% rear yard landscaping instead of required 40%, driveway having side yard of 3.7 feet instead of required 4 feet and front yard occupancy of 43% instead of permitted 40%, Res. B District, east side of Owens Street (#31), 155 feet south of 10th Avenue, Brentwood, NY (0500-202.00-01.00-057.000)

7:00 P.M. (372-23) **REAL ESTATE PLAZA INC.** - permission to erect second story addition and attached cabana leaving floor area ratio of 27.26% instead of permitted 25%, to leave masonry column and fence within adjacent driveway sight triangle exceeding 3 feet in height, to erect 6 foot fence on front yard property line not having required 15 feet setback, to modify pool patio leaving side yard of 6 feet instead of required 10 feet and to install water feature in front yard instead of required rear yard exceeding maximum height of 5 feet, 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)

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)