

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, July 18, 2023** at Town Hall, 655 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. The hearing may be viewed live over the internet. Visit islipny.gov for details.

Dated: 07/07/2023
Islip, New York

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

- 6:00 P.M. (478-23) NICHOLAS DANZA** - permission to leave shed having side yard of 1.4 feet instead of required 2 feet, Res. A District, east side of Gardiner Drive (#1331), 300 feet south of Huron Drive, Bay Shore, NY (0500-313.00-02.00-014.000)
- 6:00 P.M. (479-23) NICHOLAS and LINDA KENNGOTT** - permission to leave pool equipment having side yard of 1.8 feet and rear yard of 2.6 feet instead of required 6 feet each, Res. A District, west side of Loop Drive (#93), 75 feet north of Ort Court, Sayville, NY (0500-259.00-01.00-016.000)
- 6:00 P.M. (480-23) JAMES and BARBARA ALEXANDER** - permission to leave water feature with slide having side yard of 1 foot instead of required 14 feet, Res. A District, east side of Collins Avenue (#89) 512.15 feet north of Edwards Street, Sayville, NY (0500-409.00-01.00-018.000)
- 6:00 P.M. (481-23) OSCAR and EILLEN MARTINEZ** - permission to erect two story addition (26' x 28.53') leaving total side yards of 25.2 feet instead of required 28 feet and to leave two window wells having side yard of 4 feet instead of required 14 feet, Res. A District, north side of Naugatuck Lane (#13), 75 feet east of Menasha Lane, East Islip, NY (0500-398.00-03.00-032.000)
- 6:00 P.M. (482-23) MARIE M. DAL** - permission to leave one story addition having side yard of 13.4 feet instead of required 14 feet, rear deck having rear yard of 2.3 feet, patio having side yard of 2 feet and driveway having side yard of 3.6 feet instead of required 4 feet each, Res. A District, west side of Wurz Street (#245), 935.7 feet south of Wiley Street, Brentwood, NY (0500-228.00-02.00-032.000)
- 6:00 P.M. (483-23) JAMES R. and LYNN SAGL** - permission to leave one-story addition having side yard of 10.3 feet instead of required 14 feet resulting in floor area ratio of 27.6% instead of permitted 25%, Res. B District, north side of Ogden Road (#39), 120 feet east of Barnard Street, West Islip, NY (0500-467.00-01.00-043.000)
- 6:00 P.M. (484-23) ABEL GONZALEZ, JUAN MADRID and VILMA MADRID** - permission to leave patio having side yard setback of 3 feet instead of required 4 feet and driveway having front yard occupancy of 44% instead of permitted 40%, Res. A District, east side of Wilson Boulevard (#749), 3,405.3 feet north of Locust Street, Central Islip, NY

- 6:00 P.M. (485-23) MICHAEL F. BRUSH and VANESSA GILIBERTI** - permission to leave hot tub having side yard of 13 feet instead of required 14 feet, pool patio having rear yard of 4 feet and side yard of 3 feet instead of required 6 feet each, two sheds having front yard of 7.2 feet and 6.2 feet instead of required 27 feet each, shed having side yard of 1 foot instead of required 2 feet; all sheds not having 20 feet behind front line of dwelling and 6-foot fence on property line not having required setback of 10 feet, Res. A District, northwest corner of Dale Drive (#110) and Mina Road, Oakdale, NY (0500-380.00-01.00-018.000)
- 6:00 P.M. (486-23) ROBIN MALASKO, CARLO MALASKO and CHANNING MALASKO** - permission to leave shed having side yard of 1.5 feet instead of required 2 feet and shed not having 20 feet behind front line of dwelling, Res. AA District, east side of Crestwood Road (#18), 406 feet south of Windwood Road, Bohemia, NY (0500-255.00-02.00-032.000)
- 6:00 P.M. (487-23) LUIS R. BARRIENTOS and ANGELICA MARIA REYES** - permission to leave patio having side yard of 0.9 feet instead of required 4 feet, roofed-over patio having side yard of 2 feet instead of required 14 feet and floor area ratio of 25.8% instead of permitted 25%, Res. B District, south side of Bluejay Drive, 70 feet east of Dicen Court, Brentwood, NY (0500-035.00-02.00-016.000)
- 6:00 P.M. (488-23) VICTOR MANUEL FLORES SALGADO and MAYELI GONZALEZ** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, to leave addition to detached garage (16.3' x 20.3') having rear yard of 2.5 feet and side yard of 3.6 feet instead of required 4 feet each, patio having rear yard of 2.5 feet instead of required 4 feet, shed having front yard of 1.8 feet instead of required 20 feet, with accessory buildings occupying 40.4% of rear yard instead of permitted 25% and 11.5% of the total lot area instead of the permitted 10%, rear yard landscaping of 7.6% instead of required 40% and driveway on side property line not having required setback of 4 feet, Res. B District, southeast corner of Gibson Avenue (#157) and Pioneer Street, Brentwood, NY (0500-139.00-04.00-046.000)
- 6:00 P.M. (489-23) TIFFANY PHILLIPS and PAUL PIMPINELLA** - permission to erect detached garage leaving height of 15.5 feet instead of permitted 14 feet having door height of 9 feet instead of permitted 8 feet, Res. AA District, east side of Lakeland Avenue (#1244), 84 feet south of Wilson Street Bohemia, NY (0500-191.00-02.00-029.000)
- 6:30 P.M. (490-23) MARVIN A. and GINA M. YOUNG** - permission to erect second story addition (8.4' x 14.5') leaving arterial highway setback of 29.9 feet instead of required 40 feet, Res. B District, northeast corner of Spur Drive South (#1267) and Broadway Avenue, Islip, NY (0500-248.00-02.00-086.000)

- 6:30 P.M. (491-23) MICHAEL and CINDY SHAW** - permission to leave roofed-over porch having front yard of 13.6 feet instead of required 25 feet, Res. B District, west side of Hiram Avenue (#1470), 100 feet south of Hauser Avenue, Holbrook, NY (0500-108.00-02.00-068.000)
- 6:30 P.M. (492-23) VICTOR and DIANE NIGRO** - to leave roofed-over deck resulting in floor area ratio of 32.61% instead of permitted 25%, Res. B District, west side of Courtland Drive (#1064), 600 feet north of Wohseepee Drive, Bay Shore, NY (0500-390.00-03.00-050.000)
- 6:30 P.M. (493-23) ALEX and DONNA C. LYUDMER** - permission to leave dwelling having first floor elevation of 14.5 feet instead of permitted 14 feet, entrance platform with stairs having side yard of 9 feet instead of required 15 feet and shed having front yard of 41.5 feet instead of required 60 feet, Res. BAA District, west side of Sandpiper Walk (#50), 192 feet south of Central Walk, Dunewood, NY (0500-494.00-01.00-028.000)
- 6:30 P.M. (494-23) TATIANA SANTANA and RALPH ETIENNE** - permission to erect two story addition with covered deck having front yard of 37 feet instead of required 50 feet and side yard of 21.2 feet instead of required 25 feet, second story addition having rear yard of 25.4 feet instead of required 40 feet and one story addition attaching detached garage to dwelling leaving rear yard of 3.6 feet instead of required 40 feet; all having total side yards of 43.6 feet instead of required 60 feet and floor area ratio of 25.9% instead of permitted 25%, Res. AAA District, east side of Washington Avenue (#29) , 929.20 feet north of Suffolk Avenue Brentwood, NY (0500-116.00-04.00-052.000)
- 6:30 P.M. (495-23) SMITH TECH, INC.** - permission to erect two story dwelling leaving floor area ratio of 38.7% instead of permitted 25%, GST District, west side of Carleton Avenue (#158) 75 feet north of Moffit Boulevard, East Islip, NY (0500-321.00-03.00-123.000)
- 6:30 P.M. (496-23) BOLLA EM REALTY, LLC / PMG LI, LLC** - permission to erect gasoline service station on lot having area of 33,057 sq. feet instead of required 40,000 sq. feet, with building having front yards of 25 feet instead of required 30 feet each, canopy having front yard of 22.5 feet instead of required 35 feet and height of 23 feet instead of permitted 22 feet, vacuum and air pump having front yard of 5 feet instead of required 35 feet, ground sign having gas price section of 15 sq. feet instead of permitted 6 sq. feet, three facial signs where one is permitted, and canopy sign having sign area of 11.3 sq. feet instead of permitted 11.1 sq. feet, facing residential zone where prohibited, Bus 3 District, southeast corner of Bay Shore Road (#236) and Manor Lane (through lot to Howells Road), Bay Shore, NY (0500-338.00-02.00-009.000)

7:00 P.M. (497-23) **62 W MAIN HOLDING, LLC** - permission to erect third-story additions on front property line instead of required 10 feet, to erect third-story additions and covered deck leaving building height of 43.3 feet instead of permitted 35 feet, all resulting in floor area ratio of 219.9% instead of permitted 60%, BD District, south side of West Main Street (#62), 76.99 feet west of South Park Avenue, through lot Gibson Street, Bay Shore, NY (0500-419.00-03.00-079.000)

Adjourned from May 9, 2023

7:00 P.M. (339-23) **JAMES ROCCO and 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 width of 60 feet instead of required 75 feet, lot 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)