

## Public Notice

NOTICE IS HEREBY GIVEN that due to the Novel Coronavirus (COVID-19) Pandemic and recent Executive Orders issued by the Governor, the Town of Islip Zoning Board of Appeals (the "Zoning Board") Hearing scheduled for **Tuesday, May 26, 2020** at 6:00 p.m., will be held electronically via Zoom Webinar instead of an in person public hearing and will be streamed live over the internet. Instructions on how to access the Zoom Webinar and/or livestream are available on the Town's website - [www.islipny.gov](http://www.islipny.gov).

Anyone interested in providing comments to the Zoning Board on an agenda item is encouraged to do so prior to the date of the meeting by calling (631) 224-5489.

This agenda is subject to change without notice. Please contact the Zoning Board prior to the day of the hearing to confirm application scheduling.

Any disabled person who needs a sign language interpreter, auxiliary aids, special accommodations to attend this meeting or has concerns regarding accessibility to the Zoning Board Hearing, please call - CONSTITUENT SERVICES - (631) 224-5380.

Dated: 05/15/2020  
Islip, New York

**John M. Lorenzo, Chairman**  
Zoning Board of Appeals

- 6:00 P.M. (296-20) TRACY L. DEANGELIS** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. A District, north side of Edgewood Road (#59), 542 feet east of Parkwood Road, West Islip, NY (0500-466.00-02.00-043.000)
- 6:00 P.M. (297-20) GARRETT C. and MARY T. BERGEN** - permission to leave a/c unit having second front yard of 21 feet and shed having second front yard of 48 feet instead of required 55 feet each, to leave patio on rear property line and driveway having side yard of 1 foot instead of required 4 feet each, Res. AAA District, northeast corner of South Court (#7) and S. Penataquit Avenue, Bay Shore, NY (0500-420.00-03.00-019.000)
- 6:00 P.M. (298-20) CHRISTOPHER and MICHELLE PEPITO** - permission to leave roof-over deck (19.7' x 18.4') resulting in floor area ratio of 26.8% instead of permitted 25%, Res. B District, west side of DeForest Avenue (#70), 889 feet south of Montauk Highway, West Islip, NY (0500-472.00-02.00-028.001)
- 6:00 P.M. (299-20) MNA HOLDINGS NY CORP** - permission to leave cellar entrance having side yard of 4 feet instead of permitted encroachment of 8 feet, Res. B District, north side of Hancock Street (#325), 300 feet east of Lincoln Avenue, Brentwood, NY (0500-093.00-04.00-023.000)
- 6:00 P.M. (300-20) EDWIN CRUZ** - permission to leave above ground pool having rear yard of 8.5 feet instead of required 10 feet, Res. B District, south side of Hewes Street (#6), 400 feet west of Lincoln Avenue, Brentwood, NY (0500-050.00-02.00-058.000)

- 6:00 P.M. (301-20) WALTER ELIAS MOREIRA GARCIA, DANIEL A. SALMERON RODRIGUEZ and BAYRON ARIEL ORDONEZ ARRIOLA** - permission to reconstruct roof line and erect roofed-over porch (8' x 12.6') leaving front yard of 35.5 feet instead of required 40 feet, Res. AA District, south side of Myrtle Avenue (#16), 474.73 feet west of Islip Avenue, Bentwood, NY (0500-052.00-04.00-027.000)
- 6:00 P.M. (302-20) ROBERT E. VECCHIONE** - permission to leave water feature having side yard of 3 feet instead of required 10 feet and to leave pool patio having side yard of 0.4 feet instead of required 6 feet, Res. B District, east side of Lakeview Avenue (#108), 205 feet south of Second Street, West Islip, NY (0500-469.00-03.00-009.000)
- 6:00 P.M. (303-20) PATRICK and KATHLEEN H. HUGHES** - permission to leave shed attached to detached garage having side yard of 7 feet instead of required 10 feet, Res. A District, north side of Pearl Street (#145), 435 feet west of Forest Drive, Ronkonkoma, NY (0500-060.00-02.00-033.000)
- 6:00 P.M. (304-20) THOMAS and MAUREEN MACKIE** - permission to install inground pool leaving rear yard of 8 feet instead of required 14 feet and pool patio leaving rear yard of 3 feet instead of required 6 feet, Res. A District, north side of Marlene Drive (#56), 122 feet west of Sunrise Drive, Sayville, NY (0500-259.00-02.00-052.000)
- 6:00 P.M. (305-20) GARY TEICH** - permission to reconstruct driveway leaving front yard occupancy of 40% instead of permitted 35%, Res. AA District, south side of Oceanside Street (#42), 800 feet west of Greenlawn Avenue, Islip Terrace, NY (0500-230.00-01.00-013.000)
- 6:00 P.M. (306-20) GREGORY J. and MARY MASTRANDREA** - permission to erect one story addition (22' x 29') leaving floor area ratio of 30% instead of permitted 25%, to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1 and to leave shed having side yard of 1 foot instead of required 2 feet, Res. A District, north side of Bretton Road (#93), 506.97 feet east of Woodbury Road, Hauppauge, NY (0500-039.00-03.00-073.000)
- 6:00 P.M. (259-20) WALTER and ELISA A. ROSTKOWSKI** - permission to elevate and reconstruct dwelling leaving side yard of 13.5 feet instead of required 14 feet and front yard of 24.9 feet instead of required 30 feet, to erect elevated porch with second story balcony leaving front yard of 29.2 feet instead of required 30 feet, to erect one story addition leaving front yard of 23 feet instead of required 30 feet and to erect second story addition, all having floor area ratio of 33.74% instead of permitted 25%; to erect raised AC platform leaving front yard of 23 feet instead of required 30 feet and side yard of 9.5 feet instead of required 14 feet, to leave hot tub having side yard of 4.2 feet and rear yard of 8.7 feet instead of required 14 feet each and to leave shed on side property line not having required setback of 2 feet, Res. A District, north side of Connetquot Drive (#132), 972.69 feet west of River Way, Oakdale, NY (0500-350.00-01.00-005.000)

- 6:00 P.M. (307-20) FAMILY SERVICE LEAGUE INC.** - permission to install two secondary facial signs of 32 sq. feet each in Industrial 1 District, where no secondary facial signs are permitted, Ind 1 District, west side of Fifth Avenue (#1444), 702.53 feet south of Spur Drive South (through lot to N. Clinton Avenue), Bay Shore, NY (0500-266.00-03.00-072.011)
- 6:00 P.M. (308-20) ANGEL DELEG QUITO** - permission to leave one story addition (20' x 30') and second story addition (20.5' x 26.5') resulting in new dwelling having front yard of 35.5 feet instead of required 40 feet, side yard of 16.8 feet instead of required 18 feet, total side yards of 35.5 feet instead of required 36 feet and to reconstruct roofed-over portico leaving front yard of 32 feet instead of required 34 feet, Res. AA District, west side of Willoughby Street (#16), 100 feet north of Evergreen Avenue, Brentwood, NY (0500-117.00-02.00-067.000)
- 6:00 P.M. (309-20) MICHAEL V. and DONNA M. WILLIAMS** - permission to leave roof-over having rear yard of 14.4 feet instead of required 25 feet, to leave shed not having 20 feet behind front line of dwelling and to leave 6 foot fence having front yard of 12.7 feet instead of required 15 feet, Res. A District, northeast corner of Altmar Avenue (#86) and Penney Street, West Islip, NY (0500-311.00-02.00-101.000)
- 6:00 P.M. (310-20) MIGUEL ORE** - permission to erect one story addition (5' x 23.8') leaving side yard of 10.3 feet instead of required 14 feet, Res. A District, north side of Second Avenue (#133), 320.94 feet east of Meadow Brook Drive, Brentwood, NY (0500-138.00-02.00-060.000)
- 6:00 P.M. (311-20) ERIK M. and REBECCA KRISTIANSEN** - permission to erect 2 two story additions (15.4' x 22') and (15.8' x 30.7') resulting in new structure leaving second front yard of 11.7 feet instead of required 15 feet and floor area ratio of 37.8% instead of permitted 25% and to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. B District, southeast corner of Church Avenue (#87) and Raymond Street, Islip, NY (0500-396.00-03.00-008.000)
- 6:00 P.M. (312-20) GEORGE T. and MICHELLE M. McREDMOND** - permission to reconstruct two story dwelling with addition resulting in new structure leaving front yard of 14.5 feet instead of required 40 feet, side yards of 11.6 feet and 5 feet instead of required 14 feet each, total side yards of 16.6 feet instead of required 28 feet, all having floor area ratio of 27% instead of permitted 25%, Res. A District, south side of Nassau Street (#86), 218.82 feet west of Wantagh Avenue, Islip Terrace, NY (0500-297.00-01.00-060.000)

- 6:00 P.M. (313-20)** **NORMANDY INN PROPERTY LLC / JERSEY MIKE'S** - permission to reduce, alter and reconstruct commercial building over 50% resulting in new structure on lot not having required width of 65 feet throughout, on front property line and having front yard of 1.3 feet instead of required 10 feet each and second front yard of 2.5 feet instead of required 10 feet, Bus 1 District, west side of Smithtown Avenue (#1500) at northerly intersection with Lakeland Avenue, Bohemia, NY (0500-172.00-01.00-006.000)
- 6:00 P.M. (314-20)** **DOUGLAS E. and BRIDGET STRUNZ** - permission to leave above ground pool having second front yard of 14.8 feet instead of required 35 feet and to leave 6 foot fence on second front property line not having required setback of 10 feet, Res. AA District, southwest corner of Roosevelt Avenue (#1610) and Seventh Street, Bohemia, NY (0500-170.00-01.00-020.000)
- 6:00 P.M. (315-20)** **SANDERS SAINNOVAL** - permission to erect second story addition (25' x 27') leaving front yard of 19 feet instead of required 25 feet and to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. B District, southwest corner of Commack Road (#270) and Brook Street, Islip, NY (0500-294.00-01.00-114.000)
- 6:00 P.M. (316-20)** **ANTHONY ALVINO** - permission to erect second story addition (28.58' x 48.16' Irrg.) and roofed-over porch (8' x 32.8') leaving floor area ratio of 36.2% instead of permitted 25% and to leave patio on side property line not having required setback of 4 feet, Res. B District, east side of Myrtle Avenue (#220), 140 feet south of Third Street, West Islip, NY (0500-469.00-02.00-006.000)
- 6:00 P.M. (317-20)** **MAURICIO NERIO and ELVIRA MELENDEZ-GONZALEZ** - permission to leave cellar entrance having second front yard of 2.8 feet instead of required 15 feet, Res. B District, southwest corner of Gunther Avenue (#220) and Madison Avenue, Bay Shore, NY (0500-292.00-02.00-132.000)