

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, July 07, 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.

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: 06/26/2020
Islip, New York

John M. Lorenzo, Chairman
Zoning Board of Appeals

- 6:00 P.M. (383-20) SAMUEL ANINAKWA** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. B District, northeast corner of Ava Drive (#189) and Pine Acres Boulevard, Bay Shore, NY (0500-200.00-01.00-020.000)
- 6:00 P.M. (384-20) JOSE E. REYES and MIRNA N. CASTELLANOS** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 with driveway having width of 28.5 feet instead of permitted 18 feet, Res. AA District, south side of Ralph Avenue (#500) 533.82 feet east of Joshua's Path, Central Islip, NY (0500-097.00-01.00-028.000)
- 6:00 P.M. (385-20) ANDREA D'ANTONIO** - permission to leave detached garage (20' x 25.8') having side yard of 4.1 feet instead of required 10 feet, Res. AA District, north side of Michalis Court (#6), 110 feet west of Oak Neck Lane, West Islip, NY (0500-475.00-01.00-026.000)
- 6:00 P.M. (386-20) BAYBERRY CAPITAL, LLC** - permission to leave 2 story dwelling with porch on lot having width of 59.64 feet instead of required 75 feet, lot area of 7,044 square feet instead of required 7,500 sq. ft. side yard of 1.9 feet instead of required 14 feet and floor area ratio of 29.2% instead of permitted 25%, Res. A District, east side of West Avenue (#73) 1,615.80 feet south of Montauk Highway, West Sayville, NY (0500-461.00-01.00-006.000)
- 6:00 P.M. (387-20) KIRSY GARCES and JOSE R. PEREZ** - permission to renew and transfer permit for accessory apartment to a subsequent property owner pursuant to Section 68-616 and 68-618, Res. A District, southeast corner of Freeman Avenue (#427) and Orange Street, Brentwood, NY (0500-228.00-04.00-039.000)

- 6:00 P.M. (388-20) JOHN and NANCY BADUM** - permission to renew and transfer permit for accessory apartment to a subsequent property owner pursuant to Section 68-616 and 68-618, Res. A District, east side of Stephen Road (#95), 1,782.2 feet north of Tucker Drive, Bayport, NY (0500-309.00-02.00-001.000)
- 6:00 P.M. (389-20) SETH and DANIELLE E. NEEDLEMAN** - permission to leave egress window having side yard of 19.4 feet instead of required 25 feet and total side yards of 41 feet instead of required 60 feet, Res. AAA District, east side of East Lane (#37), 295.4 feet south of Middle Road, Bayport, NY (0500-385.00-04.00-012.000)
- 6:00 P.M. (390-20) STEVEN B. AFFELT, TRUSTEE of THE AFFELT FAMILY IRREVOCABLE TRUST** - permission to leave driveway having side yard of 2 feet instead of required 4 feet, Res. A District, south side of Wyandotte Lane (#14), 325 feet east of Matinecock Avenue, East Islip, NY (0500-373.00-02.00-089.000)
- 6:00 P.M. (391-20) WILLIAM B. MONAHAN** - permission to install inground pool leaving rear yard of 14.9 feet instead of required 18 feet, Res. AA District, south side of Kathy Lane (#6), 124 feet west of Smithtown Avenue, Bohemia, NY (0500-256.00-01.00-044.000)
- 6:00 P.M. (392-20) RICHARD and SHARON D'ANDREA** - permission to erect pool house with attached roofed-over pavilion (16.33' x 48.41' Irrg.) resulting in floor area ratio of 27.01% instead of permitted 25%, Res. A District, west side of Greene Avenue, 792.81 feet north of Elm Street, Sayville, NY (0500-430.00-03.00-021.000)
- 6:00 P.M. (393-20) DARIUSZ MROCZKOWSKI** - permission to erect one story detached garage leaving height of 28.6 feet instead of permitted 18 feet and front yard (through lot) of 10 feet instead of required 50 feet, to erect detached structures (storage bins) leaving front yard (through lot) of 10 feet instead of required 50 feet, to install fence leaving height of 7.08 feet instead of permitted 6 feet not having front yard of 15 feet and an interpretation is requested as to whether the proposed storage bins constitute outside storage, Ind 1 District, north side of Livingston Street (#11), 329 feet west of Saxon Avenue, (through lot to Herkimer Street), Bay Shore, NY (0500-343.00-01.00-066.001)
- 6:00 P.M. (394-20) KENNETH and DOREEN TAYLOR** - permission to erect one and second story additions leaving side yards of 18.5 feet and 20.3 feet instead of required 25 feet each, total side yards of 38.8 feet instead of required 60 feet, Res. AAA District, west side of West Lane (#38), 1,295.05 feet north of O-Co-Nee Walk, Bay Shore, NY (0500-441.00-01.00-001.000)
- 6:00 P.M. (395-20) SARAH BURGOS** - permission to erect one story addition (10.5' x 43.9') leaving front yard of 30 feet instead of required 40 feet and side yard of 13.8 feet instead of required 18 feet, Res. AA District (278 Cluster), west side of South Cardinal Court (#8), 81.31 feet south of Prospect Place, East Islip, NY (0500-181.00-01.00-086.000)

- 6:00 P.M. (396-20) FRANCIS S. and VANESSA A. RUSSO** - permission to leave pool patio having rear yard occupancy of 47.33% instead of permitted 30% and pool having building separation of 5 feet instead of required 6 feet, Res. A District, northwest corner of Locust Avenue (#2254) and Peconic Street, Ronkonkoma, NY (0500-086.00-01.00-024.001)
- 6:00 P.M. (397-20) REGINA ESTRADA** - permission to leave one story addition (approx. 20' x 20') having side yard of 6 feet instead of required 14 feet, to leave second story deck having rear yard of 22 feet instead of required 25 feet, to leave two sheds not having 20 feet behind front line of dwelling and to establish accessory apartment pursuant to Islip Town Code Section 68-602 with driveway having width of 26 feet instead of permitted 18 feet, Res. B District, east side of Evergreen Avenue (#396), 119.02 feet southwest of Applegate Drive, Central Islip, NY (0500-097.00-03.00-051.000)
- 6:00 P.M. (398-20) VITO RIPORELLA and EMILY ANN YSAGUIRRE** - permission to erect two story dwelling on lot having area of 10,000 sq. feet instead of required 11,250 sq. feet, leaving front yard of 25 feet instead of required 40 feet, side yard of 11.3 feet instead of required 14 feet, total side yards of 25.3 feet instead of required 28 feet, floor area ratio of 31.6% instead of permitted 25%, Res. A District, east side of Sequams Lane West (#107), 644 feet north of Sequams Lane West terminus, West Islip, NY (0500-476.00-02.00-020.000)
- 6:00 P.M. (399-20) GARY WILLIAM BOWINS** - permission to erect detached garage (20.25' x 28.45' Irrg.) leaving rear yard of 1.83 feet and side yard of 1.83 feet instead of required 4 feet each, Res. B District, west side of Locust Ave (#2872) 260 feet north of Woodlawn Avenue, Ronkonkoma, NY (0500-033.00-02.00-013.000)
- 6:00 P.M. (400-20) CARRERA PROPERTIES** - permission to erect one story addition (12' x 26.22') leaving side yard of 10.14 feet instead of required 14 feet, Res. B District, north side of Claremont Avenue (#9) 512.2 feet west of Stein Drive, Bay Shore, NY (0500-182.00-03.00-046.000)
- 6:00 P.M. (401-20) MARIA D VIEYRA SANCHEZ** - permission to erect one story addition (24.4' x 34.3') connecting detached accessory structure to dwelling leaving rear yard of 5.8 feet instead of required 25 feet, to leave 6 foot fence on property line not having required setback of 10 feet and to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, northwest corner of Garden City Street (#59) and Martinstein Avenue, Bay Shore, NY (0500-242.00-02.00-087.000)
- 6:00 P.M. (402-20) EASTFIELD VENTURES, INC.** - permission to subdivide lot into two parcels; resulting lots not having required 75 feet width throughout, Res. A District, east side of Commack Road (formerly #249), 606.15 feet south of 47th Street, Islip, NY (0500-294.00-01.00-117.00)

6:00 P.M. (403-20) **CHRISTINE A. SCHMOGER** - permission to leave cabana with roof over (12' x 39') not having 20 feet behind front line of dwelling, to leave inground pool having side yard of 17.1 feet instead of required 18 feet, to leave driveway on side property line not having required setback of 4 feet and to leave patio having side yard of 2 feet instead of required 4 feet, , south side of Ocean Avenue Extension (#1) 280.17 feet west of S.Ocean Avenue, Islip NY (0500-443.00-01.00-004.000)

6:00 P.M. (334-20) **MARIA KOLODZIEJ** - permission to leave shed (11.4' x 12') attached to detached garage on side property line not having required setback of 10 feet, to leave shed (10' x 14.2') having front yard of 19 feet instead of required 20 feet and to leave front roof-over (3' x 4') having front yard of 13 feet instead of permitted encroachment setback of 20 feet, Res. B District, southeast corner of Chestnut Avenue and Woodlawn Avenue, Ronkonkoma, NY (0500-032.00-06.00-030.000)