

Public Notice

NOTICE IS HEREBY GIVEN that the Board of Appeals of the Town of Islip will hold an in-person Public Meeting on **Tuesday, October 26, 2021** at Town Hall West, 401 Main Street, Islip, NY 11751. The meeting will also be streamed live over the Internet. Instructions on how to access the livestream are available on the Town's website, www.islipny.gov.

Please note that due to the Novel Coronavirus (COVID-19) Pandemic and recent Legislation signed by the Governor, the format of this meeting is subject to change and may be held electronically via Zoom Webinar. In the event the format of this meeting changes to being held electronically instead of in-person, instructions on how to access an online livestream will be made available on the Town's website - www.islipny.gov. Attendees should check the Town website for instructions and any updates prior to the date of the meeting.

Anyone interested in providing comments to the Zoning Board on an agenda item are encouraged to do so in writing and prior to the date of the meeting by providing written comment to the Islip Zoning Board of Appeals, 40 Nassau Avenue, Islip, NY 11751

NOTICE IS FURTHER GIVEN that any person who needs a sign language interpreter or has concerns regarding accessibility to the Zoning Board of Appeals Meeting, please call Constituent Services at (631) 224-5380.

Dated: 10/15/2021
Islip, New York

John M. Lorenzo, Chairman
Zoning Board of Appeals

- 6:00 P.M. (687-21) MICHAEL and TARA CARUSO** - to renew permit for two family, family use only, Res. A District, south side of Sachs Street (#8), 225 feet east of Cassel Avenue, Bay Shore, NY (0500-416.00-02.00-017.000)
- 6:00 P.M. (688-21) CARLOS and GLORIA FLORES** - to renew permit for two family, family use only, Res. B District, west side of Princess Avenue (#36), 505.5 feet south of Pine Aire Drive, Bay Shore, NY (0500-158.00-03.00-006.000)
- 6:00 P.M. (689-21) CLARK and ELIZABETH MORSE** - to renew permit for two family, family use only, Res. B District, southeast corner of Lawrence Avenue (#12) and Auburn Avenue, Bay Shore, NY (0500-441.00-03.00-029.004)
- 6:00 P.M. (690-21) SANJEEV MICHAEL MASIH** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, south side of Florida Avenue (#27), 200 feet east of Illinois Avenue, Bay Shore, NY (0500-268.00-02.00-053.000)

- 6:00 P.M. (691-21) MARIA MORANT** - permission to leave one story addition (10.7' x 39.4') having side yard of 11.5 feet instead of required 14 feet, roofed-over patio having rear yard of 2.2 feet instead of required 4 feet, shed with overhang having side yard of 1.7 feet instead of required 4 feet and not having required 20 feet behind front line of dwelling, driveway having side yard of 2 feet instead of required 4 feet and to establish accessory apartment pursuant to Islip Town Code Section 68-602 with driveway not meeting depth requirement of Engineering Division, Res. B District, south side of Fairdale Drive (#52), 70 feet west of Willen Lane, Brentwood, NY (0500-050.00-01.00-027.000)
- 6:00 P.M. (692-21) SANTOS UMANA** - permission to leave addition to detached garage (13.73' x 15.3') having side yard of 8.7 feet instead of required 10 feet, shed with attached roof-over having side yard of 3.3 feet instead of required 4 feet, shed on side property line not having required setback of 2 feet and not having 20 feet behind front line of dwelling, and window wells having side yard of 8 feet instead of required 14 feet, Res. B District, north side of Poplar Street (#45), 175 feet east of Boulevard Avenue, Central Islip, NY (0500-122.00-02.00-077.000)
- 6:00 P.M. (693-21) THERESA and RONALD VALERIO, SR.** - permission to leave one story addition (5.5' x 21.1') having side yard of 24.8 feet instead of required 25 feet, total side yards of 53.4 feet instead of required 60 feet, Res. AAA District, east side of Lincoln Boulevard (#195), 100 feet south of Atlantic Place, Hauppauge, NY (0500-025.00-03.00-035.000)
- 6:00 P.M. (694-21) DAVID and NICOLE A. RODRIGUEZ** - permission to leave roofed-over patio having side yard of 11.7 feet instead of required 14 feet, pool patio having rear yard of 4 feet instead of required 6 feet, patio having side yard of 3.5 feet and driveway on side property line not having required setback of 4 feet each, Res. B District, south side of Webster Avenue (#70), 100 feet east of Toomey Road, West Islip, NY (0500-336.00-03.00-014.000)
- 6:00 P.M. (695-21) JOSEPH M. GRAZIOSE** - permission to erect one story addition (24.3' x 28') leaving front yard of 38.7 feet instead of required 40 feet and rear yard of 17.1 feet instead of required 25 feet, Res. A District, northwest corner of Pamlico Avenue (#116) and Springdale Drive, Ronkonkoma, NY (0500-047.00-02.00-011.000)
- 6:00 P.M. (696-21) PATRICIA and JACK ROVELLO** - permission to erect one story addition leaving side yard of 9.7 feet instead of required 14 feet, Res. A District, north side of Nassau Street (#43), 410 feet east of Park Place, Islip Terrace, NY (0500-296.00-03.00-060.000)
- 6:00 P.M. (697-21) OSCAR ARCINIEGAS and LESLYE ZULETA** - permission to leave above ground pool having side yard of 8.6 feet instead of required 10 feet and rear yard landscaping of 24.4% instead of required 40%, Res. B District, northwest corner of Grand Boulevard (#172) and Stewart Street, Brentwood, NY (0500-162.00-02.00-104.000)

- 6:00 P.M. (613-21)** **ROSE COSTA** - permission to leave inground pool having rear yard of 6.2 feet instead of required 10 feet, cellar entrance having side yard of 11.5 feet instead of required 14 feet, pool patio on side property line and rear yard of 2 feet instead of required 6 feet each and having rear yard landscaping of 13% instead of required 40%, Res. B District, southeast corner of Webster Avenue (#74) and Stevens Road, West Islip, NY (0500-336.00-03.00-015.000)
- 6:00 P.M. (698-21)** **DENNIS and DEBRA AVETA** - permission to leave inground pool having front yard (through lot) of 31 feet instead of required 40 feet, pool patio having side yard of 1.1 feet instead of required 6 feet and front yard of 21 feet instead required 34 feet, patio having side yard of 0.2 feet instead of required 4 feet, and 3 sheds: Shed 1- having side yard of 1.6 feet instead of required 2 feet, Shed 2-having front yard of 6 feet instead of required 40 feet and Shed 3- having front yard of 4.1 feet instead of required 40 feet, Res. AA District, north side of Seminole Street (#153), 1,506.51 feet west of Parkway Boulevard, through lot to Cherokee Street, Ronkonkoma, NY (0500-020.00-02.00-083.000)
- 6:00 P.M. (699-21)** **CARLOS ENRIQUE CANO SANCHEZ** - permission to leave reconstructed one story addition (7' x 22.3') having front yard of 32.8 feet instead of required 40 feet and side yard of 6 feet instead of required 14 feet, Res. A District, west side of East Forks Road (#1392), 163.4 feet north of James Street, Bay Shore, NY (0500-291.00-01.00-067.000)
- 6:30 P.M. (700-21)** **ALEXANDER L. NICOLIA and CHRISTINA DELGIACCO** - permission to leave driveway having front yard occupancy of 64% instead of permitted 35%, Res. AA District, west of Shadybrook Lane (#194), 347.09 feet north of Magoun Road, West Islip, NY (0500-473.00-02.00-010.000)
- 6:30 P.M. (701-21)** **WESTLAND SOUTH SHORE MALL, LLP** - permission to install second facial sign where only one is permitted, having height of 30 feet instead of permitted 18 feet, Bus 3 District, northwest corner of Sunrise Highway (#1701) and Penataquit Avenue, Bay Shore, NY (0500-216.00-02.00-015.001)
- 6:30 P.M. (702-21)** **JOSEPH MASSARO** - permission to erect first and second story additions leaving front yard of 45 feet instead of required 50 feet, Res. AAA District, south side of Country View Lane (#28), 756.26 feet southwest of Woodland Drive, East Islip, NY (0500-447.00-01.00-015.000)
- 6:30 P.M. (703-21)** **CAMILO CANESA DELEON** - permission to leave second story entrance platform and staircase having rear yard of 23 feet instead of required 25 feet, Res. B District, west side of Cone Avenue (#68), 100 feet south of Lemon Street, Central Islip, NY (0500-163.00-04.00-027.000)

6:30 P.M. (704-21) **DOMINICK and ROXANNE ESPOSITO** - permission to elevate and expand dwelling leaving side yard of 12.8 feet instead of required 14 feet, total side yards of 27.9 feet instead of required 28 feet, to erect porch leaving front yard of 38.3 feet instead of required 40 feet, side yard of 12.8 feet instead of required 14 feet, entry platform with stairs having front yard of 25.1 feet instead of permitted encroachment setback of 34 feet, all having floor area ratio of 31% instead of permitted 25% and first floor elevation of 14.9 feet instead of permitted 9 feet, to leave retaining walls and patio on side property lines not having required setback of 4 feet each and shed with outdoor shower having side yard of 1.9 feet instead of required 2 feet, Res. A District, north side of Corbin Place (#507), 150 feet west Secatogue Lane West, West Islip, NY (0500-482.00-04.00-004.000)

6:30 P.M. (705-21) **ANDREA C. ARAUJO GUIZADO DE ORTIZ** - permission to leave driveway having front yard occupancy of 85% instead of permitted 35%, to leave two sheds: Shed 1- having front yard (through lot) of 0.3 feet instead of required 15 feet and front yard of 2.4 feet instead of required 100 feet and Shed 2 - having through and rear yards of 0.2 feet instead of required 15 feet and 2 feet respectively, and front yard of 19.9 feet instead of required 100 feet, to leave covered porch having front yard of 7.3 feet instead of required 25 feet, Res. B District, southeast corner of Ferndale Boulevard (#137) and Sunrise Highway, Islip, NY (0500-320.00-02.00-013.000)

7:00 P.M. (707-21) **STEVEN MAGIONCALDA** - permission to erect two story dwelling on lot having width of 51.12 feet instead of required 75 feet, lot area of 10,500 sq. feet instead of required 11,250 sq. feet, leaving side yards of 10 feet and 12 feet instead of required 14 feet each, total side yards of 22 feet instead of required 28 feet, entrance platform having height of 5.33 feet instead of permitted 3 feet and floor area ratio of 32.8% instead of permitted 25%, Res. A District, east side of Brookdale Avenue (#1123), 153.35 feet south of West Belmont Street, Bay Shore, NY (0500-263.00-03.00-051.000)

7:00 P.M. (708-21) **BEACH BLISS LLC** - permission to elevate and reconstruct dwelling, to erect first and second story decks leaving front yard of 18.5 feet and open staircase to reconstructed roof deck leaving rear yard of 18.5 feet instead of required 25 feet each, to erect first floor decking leaving rear yard of 10 feet instead of required 15 feet, all having floor area ratio of 32.02% instead of permitted 30%, to install above ground pool leaving rear yard of 18.5 feet instead of required 25 feet and to install HVAC unit leaving side yard of 8.5 feet instead of required 10 feet, Res. AAAB District, west side of Frigate Roadway (#630), 850 feet south of Central Roadway, Corneille Estates, NY (0500-496.00-03.00-025.001)

7:00 P.M.
(709-21)

L. CITRINITI, LLC - permission to leave pond having side yards of 0.3 feet and 11.6 feet and rear yard of 1.2 feet instead of required 25 feet each, to leave roof deck, entry platform and stairs having side yard of 11.4 feet instead of required 15 feet, refuse enclosure (2.7' x 10.6') having front yard of 4.1 feet instead of required 60 feet and outdoor shower on platform having side yard of 2.8 feet instead of required 5 feet, all having floor area ratio of 40.4% instead of permitted 30%, Res. BAA District, west side of Clipper Roadway (#150), 320 feet south of Central Roadway, Corneille Estates, NY (0500-496.00-02.00-020.008)