

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, April 30, 2019** at the Town Hall West, 401 W 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: 04/19/2019
Islip, New York

John M. Lorenzo, Chairman
Zoning Board of Appeals

- 6:00 P.M. (294-19) ROBERT A. PLOETZ** - to renew permit for two family, family use only, Res. AA District, south side of Westbridge Drive (#28), 786.95 feet west of Broadway Avenue, Holbrook, NY (0500-194.00-02.00-053.000)
- 6:00 P.M. (295-19) ROSARIA LICATA EGAN** - to renew permit for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. B District, southeast corner of Montana Avenue (#202) and Washington Avenue, Bay Shore, NY (0500-292.00-02.00-090.000)
- 6:00 P.M. (296-19) USMAN F. BHATTI and UMER F. BHATTI** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. B District, east side of Islip Avenue (#515), 80 feet south of Beech Street, Islip, NY (0500-272.00-01.00-062.000)
- 6:00 P.M. (297-19) GLENN E. MELTZER and KIMBERLY P. BALSAMO** - permission to leave driveway having front yard occupancy of 38.29% instead of permitted 35%, Res. A District, east side of Secatogue Lane West (#199), 212.5 feet south of Bay 5th Street, West Islip, NY (0500-477.00-03.00-046.000)
- 6:00 P.M. (298-19) DANIEL and LISA MARTIN** - permission to leave 6 foot fence having front yard (through lot) of 10 feet instead of required 15 feet, Res. B District, west side of Tyler Avenue (#66), 275 feet north of Union Avenue (through lot to Division Avenue), West Sayville, NY (0500-381.00-05.00-030.000)
- 6:00 P.M. (299-19) CHRISTOPHER and JAMIE MACHOLZ** - permission to leave driveway having side yard of 1.5 feet instead of required 4 feet, Res. B District, south side of Alfano Drive (#14), 229.46 feet east of Alfano Drive, Sayville, NY (0500-281.00-01.00-022.000)
- 6:00 P.M. (300-19) RICHARD HEROLD & JACQUELINE MADDEN-HEROLD** - permission to leave above ground pool having side yard of 8.1 feet instead of required 10 feet, having less building separation than required to existing shed, Res. B District, east side of Green Belt Parkway West (#745), 1,008.37 feet southwest of Shadow Grove Lane, Holbrook, NY (0500-177.00-06.00-064.000)

- 6:00 P.M. (301-19) UGUR ULUSOY** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, to leave shed having rear yard of 0.2 feet instead of required 2 feet, to leave driveway having side yard of 0.8 feet instead of required 4 feet and front yard occupancy of 44.14% instead of permitted 35% and to leave chicken coop (6.6' x 10') on side yard instead of required rear yard and not having 20 feet behind front line of dwelling, Res. B District, east side of Keith Lane (#629), 100 feet south of Ryan Street, West Islip, NY (0500-468.00-03.00-061.000)
- 6:00 P.M. (302-19) MICHAEL DIBIASI** - permission to leave second story addition having side yard of 13.4 feet instead of required 14 feet, Res. A District, south side of Teddy Court (#50), 203.7 feet east of Nichols Road, Ronkonkoma, NY (0500-030.00-01.00-038.000)
- 6:00 P.M. (303-19) ANTHONY and ELLEN GUERRIERO** - permission to leave one story addition (11.1' x 20.7') having side yard of 14 feet instead of required 18 feet, Res. AA District, southwest corner of Sylvan Avenue (#464) and Sauters Lane, Bayport, NY (0500-333.00-04.00-032.001)
- 6:00 P.M. (304-19) ABERCIO Y. FLORES and ISAIAS HERNANDEZ DELGADO** - permission to leave driveway having side yard of 0.33 feet and patio having side yard 1 foot instead of required 4 feet each, Res. B District, west side of Swallow Lane (#50), 671.23 feet north of Fairdale Drive, Brentwood, NY (0500-049.00-01.00-020.000)
- 6:00 P.M. (305-19) THERESA AMARANTE and DANIEL A. and MICHELLE A. NOVELLI** - permission to erect second story addition (34' x 36.5') leaving floor area ratio of 31.3% instead of permitted 25%, Res. AA District, south side of 8th Street (#352), 23.26 feet west of Norman Drive, Bohemia, NY (0500-169.00-02.00-133.000)
- 6:30 P.M. (306-19) BUCKVAR DEVELOPMENT OF SUFFOLK INC.** - permission to erect car wash on lot having width of 90.3 feet instead of required 100 feet, lot area of 33,666.6 sq. feet instead of required 40,000 sq. feet and to erect sound attenuation fence having height of 8 feet instead of permitted 6 feet, Bus 3 District, north side of Sunrise Highway, 1,086.8 feet east of East 3rd Avenue, Bay Shore, NY (0500-341.00-01.00-005.000)
- 6:30 P.M. (307-19) SAMI CONSTRUCTION & REMODELING CORP.** - permission to erect two story addition leaving rear yard of 19.41 feet instead of required 40 feet and to erect second story roofed-over balcony leaving front yard of 42.58 feet instead of required 50 feet and rear yard of 19.41 feet instead of required 40 feet, Res. AAA District, northwest corner of S. Gillette Avenue (#260) and Newport Street, Bayport, NY (0500-412.00-04.00-012.000)
- 6:30 P.M. (308-19) MIRIAM CANALES** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 and to leave driveway having width of 21 feet instead of required 18 feet, Res. B District, northeast side of Illinois Avenue (#1535) and Rhode Island Avenue, Bay Shore, NY (0500-225.00-03.00-040.000)

Adjourned from March 26, 2019

6:30 P.M. (224-19) TARA UHRIN - permission to erect one story addition (10' x 16') leaving front yard of 31.58 feet instead of required 40 feet, Res. A District, east side of Bayview Avenue (#187), 241.2 feet north of Harriet Road, Bayport, NY (0500-410.00-08.00-018.000)

6:30 P.M. (309-19) DAVID M. FERRARO - permission to leave 2 story dwelling having floor area ratio of 31.45% instead of permitted 30%, to erect second story addition (15' x 36.6' Irrg.) leaving floor area ratio of 37.59% instead of permitted 30% and to erect shed (14' x 15.7') leaving side and rear yards of 8.3 feet instead of required 10 feet each, Res. BAA District, east side of Island Walk (#47), 180 feet south of Central Walk, Lonelyville, NY (0500-494.00-04.00-039.001)

6:30 P.M. (310-19) DEVELOPMENT PARCEL LLC - permission to leave staircase and second story entrance platform having side yard of 13 feet instead of required 18 feet and to leave concrete block having side yard of 8.2 feet instead of required 18 feet, Res. AA District, east side of East 3rd Avenue (#1623), 100 feet north of Connecticut Avenue, Bay Shore, NY (0500-224.00-03.00-014.000)

Adjourned from March 26, 2019

7:00 P.M. (226-19) TODD R. and HEATHER PANZNER, CO-TRUSTEES of THE REBECCA A. PANZNER FAMILY TRUST - permission to leave two story accessory structure (8.2' x 25.2') having height of 15 feet instead of permitted 14 feet, to leave detached garage (24.3' x 30.3') having height of 14.8 feet instead of permitted 14 feet and to erect detached garage (40' x 50') leaving second front yard of 49.7 feet instead of required 55 feet, all having gross floor area exceeding ground floor of main dwelling, Res. AAA District, southwest corner of Hoffman Lane (#500) and Town Line Road, Hauppauge, NY (0500-005.00-01.00-004.000)

7:00 P.M. (311-19) BERENICE MATOS - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, with apartment having gross floor area of 803 sq. feet instead of permitted 800 sq. feet and to leave driveway having width of 28 feet instead of permitted 18 feet, side yard of 1 foot instead of required 4 feet and front yard occupancy of 36.42% instead of permitted 35%, Res. A District, north side of Heyward Street (#15), 143.42 east of Wicks Road, Brentwood, NY (0500-072.00-01.00-015.000)

7:00 P.M. (312-19) ROSA MARIA ORANTES QUINTANILLA & W. ECHEGOYEN & N. ORANTES - permission to install driveway having side yard of zero and front yard occupancy of 52% instead of permitted 35%, Res. A District, east side of Udall Road (#805), 896.45 feet south of Rockaway Street, West Islip, NY (0500-362.00-02.00-105.000)

- 7:00 P.M. (313-19) MARINA IGLESIAS** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, to leave roofed-over second story deck with stairs having rear yard of 15.2 feet instead of required 25 feet, resulting in floor area ratio of 34.06% instead of permitted 25%, to leave two patios; Patio 1- having rear yard of 2 feet and Patio 2- having side yard of zero instead of required 4 feet each, leaving rear yard occupancy of 33.25% instead of permitted 30% and to leave pool waterfall having side yard of 7.1 feet instead of required 10 feet, Res. B District, south side of Junard Drive (#132), 256.92 feet southeast of California Avenue, Bay Shore, NY (0500-292.00-03.00-032.000)
- 7:00 P.M. (314-19) JOHN R. GIORDANO** - permission to leave addition to detached garage (15.8' x 33.3') having side yard of zero and rear yard of 4 feet instead of required 10 feet each (encroaching onto adjacent parcel), to leave accessory buildings having rear yard occupancy of 65.7% instead of permitted 25%, total lot occupancy of 27.4% instead of permitted 10%, and floor area ratio of 39.5% instead of permitted 25%, to leave patios having rear yard occupancy of 51.1% instead of permitted 30%, to leave 6 foot fence on second front property line not having required setback of 10 feet, and to leave driveway and paving having front yard occupancy of 69% instead of permitted 35%, Res. B District, southeast corner of Connetquot Avenue (#248) and Freeport Street, East Islip, NY (0500-298.00-03.00-063.000)
- 7:00 P.M. (315-19) DAVID and SUSAN ROBBINS** - permission to leave one story addition (31.3' x 16.2') having rear yard of 8.7 feet instead of required 25 feet, Res. A District, south side of Timber Point Road (#64), 91.62 feet east of Shinnecock Lane, East Islip, NY (0500-399.00-03.00-030.000)
- 7:30 P.M. (316-19) LAKELAND JOINT VENTURE/ WILLIAM WARREN PROPERTIES, INC** - permission to erect 3 story mini-storage building leaving floor area ratio of 96.8% instead of permitted 42%, Ind 1 District, east side of Lakeland Avenue, 292 feet north of Marconi Avenue, Ronkonkoma, NY (0500-105.00-01.00-005.005)
- 8:00 P.M. (317-19) ALTAGRACIA J. SHAW & ALTAGRACIA V. SCARTH** - to renew permit for accessory apartment pursuant to Section 68-616, Res. AA District, east side of East Third Avenue (#1713), 205.32 feet north of Michigan Avenue, Bay Shore, NY (0500-201.00-03.00-027.000)
- 8:00 P.M. (318-19) LEONARDO and ARCENILIA GONZALEZ** - to renew permit for accessory apartment pursuant to Section 68-616, Res. A District, west side of Merriam Road (#1059), 49.74 feet south of North Thompson Drive, Bay Shore, NY (0500-265.00-01.00-063.000)
- 8:00 P.M. (319-19) THOMAS P & YUDERKA J MCCARTHY** - to renew permit for accessory apartment pursuant to Section 68-616, Res. A District, south side of Teddy Court (#58), 553.175 feet east of Nichols Road, Ronkonkoma, NY (0500-030.00-01.00-034.000)

8:00 P.M. (320-19) **BLANCA CAMPOS, JESSICA OSORIO and LINDA GARCIA** - to renew permit for accessory apartment pursuant to Section 68-616, Res. B District, south side of Loeffler Street (#180), 500 feet west of Broadway, Brentwood, NY (0500-162.00-03.00-031.000)

8:00 P.M. (321-19) **ADA and NORMA DUBON and SANTOS RUIZ CONTRERAS** - to renew permit for accessory apartment pursuant to Section 68-616, Res. B District, south side of Rutledge Street (#14), 100 feet west of Lincoln Avenue, Brentwood, NY (0500-073.00-02.00-026.000)