

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, May 07, 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: 04/26/2019
Islip, New York

John M. Lorenzo, Chairman
Zoning Board of Appeals

- 6:00 P.M. (322-19) ISRAEL FRANCO and VICTORIA JONKE** - to renew permit for two family, family use only, Res. B District, northwest corner of Raleigh Lane (#101) and Higbie Lane, West Islip, NY (0500-435.00-01.00-018.000)
- 6:00 P.M. (234-19) NAQI KHAN** - to renew permit for two family, family use only, Res. B District, northeast corner of Illinois Avenue (#1437) and Mississippi Avenue, Bay Shore, NY (0500-268.00-02.00-059.000)
- 6:00 P.M. (182-19) PATRICIA B. ZVONIK** - to renew permit for two family, family use only, Res. B District, north side of Huber Avenue (#144), 500 feet west of Coates Avenue, Holbrook, NY (0500-087.00-02.00-097.001)
- 6:00 P.M. (323-19) NICOLE MASCELLARO** - permission to leave shed having rear yard of 1.8 feet instead of required 2 feet, Res. A District, west side of Lowell Road (#222), 418.88 feet south of Versa Place, Sayville, NY (0500-282.00-05.00-034.000)
- 6:00 P.M. (324-19) MARK GHOBRIEL and LAURA LOGIUDICE** - permission to leave shed having side yard of 2.3 feet and rear yard of 3.1 feet instead of required 4 feet each, Res. A District, north side of Easton Street (#511), approx. 135 feet east of 1st Avenue, Ronkonkoma, NY (0500-084.00-01.00-034.000)
- 6:00 P.M. (325-19) ROBERT and AMY HAAS** - permission to leave one story addition (16.25' x 32') having side yard of 12.5 feet instead of required 14 feet, Res. B District, west side of Division Avenue (#140), 150 feet south of Brook Street, West Sayville, NY (0500-381.00-04.00-080.000)
- 6:00 P.M. (326-19) BRYANT CONSTRUCTION CORP** - permission to use dwelling for two-family, family use only as per Islip Town Code Section 68-419.1, Res. AA District, north side of Poplar Street (#283), 330 feet east of Wilson Boulevard, Central Islip, NY (0500-229.00-02.00-056.000)

- 6:00 P.M. (327-19) DENNIS and JANIS LUNDY** - permission to leave 6 foot fence having front yard (through lot) of 0.8 feet instead of required 15 feet, to leave sheds having front yard of 25 feet and 27 feet instead of required 45 feet each and to leave pool patio having front yard of 21 feet instead of required 25 feet, Res. B District, south side of Furrows Road (#162), 600 feet west of Coates Avenue (through lot to Daugherty Avenue), Holbrook, NY (0500-087.00-02.00-025.000)
- 6:00 P.M. (328-19) WILLIAM and MARY DENNIS** - permission to leave pool decks on side property line not having required setback of 6 feet, Res. A District, south side of Utica Street (#108), 223.71 feet west of St. Louis Avenue, Bay Shore, NY (0500-269.00-03.00-068.012)
- 6:00 P.M. (329-19) DOMINICK and KRISTIE GIARRANTANO** - permission to leave driveway having front yard occupancy of 36.67% instead of permitted 35%, to leave patio having side yard of 1 foot instead of required 4 feet, to leave shed having side yard of 1.3 feet instead of required 2 feet and not having 20 feet behind front line of dwelling, Res. B District, north side of West Adams Street (#41), 250 feet west of Stellenwerf Avenue, East Islip, NY (0500-321.00-01.00-065.000)
- 6:00 P.M. (330-19) MILTON J. and REINA M. FERRUFINO** - permission to leave roofed-over porch (5' x 28') having side yard of 11 feet instead of required 14 feet, to leave roofed-over entrance (5.1' x 5.7') having side yard of 5.3 feet instead of required 14 feet and to leave shed with roofed-over storage area having side yard of 2.6 feet instead of required 4 feet and second front yard of 16 feet instead of required 20 feet, Res. B District, southwest corner of Ackerman Street (#498) and Audwin Drive, Central Islip, NY (0500-142.00-01.00-024.000)
- 6:00 P.M. (331-19) LORI WEINMANN-O'BRIEN** - permission to leave driveway having side yard of 1.4 feet and patio having side yard of 0.4 feet instead of required 4 feet each, Res. B District, north side of Conlu Drive East (#39), 687.45 feet northwest of Adams Street, East Islip, NY (0500-322.00-01.00-073.000)
- 6:00 P.M. (332-19) JONATHAN SOLOMON** - permission to install driveway on side property line not having required setback of 4 feet, resulting in front yard occupancy of 37.5% instead of permitted 35% and to leave patio on side property line (currently encroaching 0.9' east) not having required setback of 4 feet, Res. A District, north side of Bay Second Street (#239), 105 feet west of Center Bay Drive, West Islip, NY (0500-478.00-01.00-003.000)

Adjourned from April 2, 2019

- 6:30 P.M. (251-19) CAROL VALKAVICH** - permission to leave one story addition (19.1' x 19.5') having front yard of 34.6 feet instead of required 40 feet, Res. A District, west side of Paulanna Avenue (#44), 312.30 feet north of Henry Street, Bayport, NY (0500-385.00-05.00-017.000)

6:30 P.M. (333-19) CAMPOS BS REALTY LLC - permission to leave mixed use building having floor area ratio of 25.5% instead of permitted 25%, GST District, southeast corner of 5th Avenue (#1783) and Kirk Road, Bay Shore, NY (0500-182.00-02.00-001.001)

6:30 P.M. (334-19) PASTORA YANES - permission to erect one story addition (13.2' x 33.8') leaving side yard of 10 feet instead of required 14 feet, Res. A District, southerly terminus of Lincoln Avenue (#66), 150 feet south of Hancock Street, Brentwood, NY (0500-093.00-04.00-092.001)

6:30 P.M. (335-19) LOUIS and FRANCES JOCKS - permission to leave detached garage (22.2 x 24.2) not having 20 feet behind front line of dwelling, Res. A District, north side of Birch Street (#7), 200 feet west of Islip Avenue, Islip, NY (0500-272.00-01.00-024.000)

Adjourned from April 2, 2019

6:30 P.M. (257-19) BRUCE and CRESCIENZA GLADLE - permission to erect one story addition to detached garage (20.3' x 30') leaving side yard of 6.8 feet instead of required 10 feet, resulting in gross floor area (1,964 sf) exceeding ground floor area of main dwelling (1,654 sf), Res. AA District, north side of Evergreen Avenue (#277), 1,262.88 feet east of Joshua's Path, Central Islip, NY (0500-097.00-03.00-103.000)

6:30 P.M. (336-19) ROBERT BRANDT - permission to erect 2 story dwelling on lot having width of 50 feet instead of required 75 feet, side yards of 12 feet instead of required 14 feet each, total side yards of 24 feet instead of required 28 feet, floor area ratio of 29.9% instead of permitted 25% and elevation of lowest floor elevation of 12.16 feet instead of permitted 8 feet in Flood Hazard Zone AE-4, Res. B District, north side of Bay Avenue (#0), 100 feet west of South Clinton Avenue, Bay Shore, NY (0500-441.00-02.00-035.000)

7:00 P.M. (337-19) ANDREW P. and DOREEN T. D'AGOSTINO - permission to establish accessory apartment on lot having width of 67.6 feet instead of required 75 feet, Res. B District, north side of Brook Street (#41), 214.09 feet west of Cherry Avenue, West Sayville, NY (0500-381.00-02.00-017.002)

7:00 P.M. (040-19) 31 GALE AVENUE - permission to erect two story addition with roof deck and one story addition, resulting in floor area ratio of 33% instead of permitted 25%, Res. BAA District, southwest corner of Gale Avenue (#31) and Bayview Avenue, Seaview, NY (0500-497.00-04.00-079.000)

7:00 P.M. (338-19) DOMINICK and LINDA GARCIA ROMANO - permission to leave second story deck (4' x 14') having side yard of 12.5 feet instead of required 18 feet, Res. AA District, east side of Lincoln Drive (#71), 75 feet north of Lakeside Drive, Oakdale, NY (0500-351.00-03.00-041.000)

- 7:00 P.M. (339-19)** **103 WEST MAIN LLC** - permission to erect parapet extension leaving front yard of 0.3 feet instead of required 1 foot, BD District, north side of West Main Street (#103), 80.01 feet east of Somerset Avenue, East Islip, NY (0500-372.00-01.00-038.001)
- 7:30 P.M. (340-19)** **FRIENDS OF PICKMAN-REMMER WETLANDS, INC** - permission to establish recreational use in a B-1 zone, Bus 1 District, south side of Shore Drive (#656), 300 feet west of Vanderbilt Boulevard, Oakdale, NY (0500-403.00-01.00-068.000 & 0067.000)
- 7:30 P.M. (341-19)** **ROBERT and INA HARGRAVES** - permission to erect 2 story dwelling on lot having width of 70 feet instead of required 75 feet, lot area of 7,000 sq. ft instead of required 11,250 sq. ft, front yard of 35 feet instead of required 40 feet, floor area ratio of 36.1% instead of permitted 25%, and lowest floor elevation of 12.23 feet instead of permitted 9 feet, Res. A District, west side of East Bay Drive (#848), 497.39 feet north of Bay 9th Street, Wet Islip, NY (0500-483.00-01.00-057.000)
- 7:30 P.M. (864-18)** **ROMAN CATHOLIC DIOCESE OF ROCKVILLE CENTRE** - permission to subdivide lot into two parcels, with access by easement to Lot 2 pursuant to New York State Town Law Section 280-a, leaving communication tower having front yard of 111.3 feet and side yard of 140.3 feet instead of required 319 feet each and leaving one story building (21.1' x 30') having rear yard of 18.5 feet instead of required 40 feet, Res. AAA District, east side of Wheeler Road (#115), 450 feet south of Long Island Motor Parkway, Central Islip, NY (0500-055.00-02.00-001.000)
- 7:30 P.M. (342-19)** **JAMES ROSENBERG** - permission to subdivide lot into 4 parcels - Lot 1- to erect dwelling on lot having width of 95.2 feet instead of required 100 feet throughout; Lots 2 & 3 to conform; Lot 4 - to leave dwelling on lot having width of 96.66 feet instead of required 100 feet throughout, dwelling having second front yard of 23.3 feet instead of required 30 feet, and to leave inground pool having second front yard of 14.86 feet instead of required 35 feet and rear yard of 8.3 feet instead of required 18 feet, Res. AA District, east side of Locust Avenue (#1335), 579.7 feet south of Union Street, Bohemia, NY (0500-190.00-03.00-016.000)
- 8:00 P.M. (343-19)** **RUBEN GARCIA** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. AA District, east side of Fulton Street (#25), 200 feet north of Ocean Avenue, Brentwood, NY (0500-096.00-01.00-081.000)
- 8:00 P.M. (344-19)** **DEBRA A. LANNIGAN** - to renew permit for accessory apartment pursuant to Section 68-616, Res. AA District, east side of Sycamore Avenue (#2465), 100 feet north of Johnson Avenue, Ronkonkoma, NY (0500-062.00-02.00-025.000)
- 8:00 P.M. (345-19)** **ANGEL PABON and DINORA KWIATKOWSKI** - to renew permit for accessory apartment pursuant to Section 68-616, Res. A District, northwest corner of Oakridge Drive (#99) and East Forks Road, Bay Shore, NY (0500-268.00-01.00-044.000)

8:00 P.M. (346-19) NANCY SANTIAGO - to renew permit for accessory apartment pursuant to Section 68-616, Res. B District, south side of Grove Street (#12), 100 feet east of Cyrus Avenue, Brentwood, NY (0500-115.00-02.00-111.001)

8:00 P.M. (347-19) IRMA BARDALES - to renew permit for accessory apartment pursuant to Section 68-616, Res. B District, southwest corner of Vanderbilt Avenue (#63) and Applegate Drive, Central Islip, NY (0500-077.00-03.00-060.000)