

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 21, 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: 05/10/2019
Islip, New York

John M. Lorenzo, Chairman
Zoning Board of Appeals

- 6:00 P.M. (375-19) JOHN and JACQUELINE BALDUCCI** - to renew permit for two family, family use only, Res. AA District, north side of Percy Williams Drive (#15), 268.56 feet west of Suffolk Lane, East Islip, NY (0500-398.00-06.00-003.000)
- 6:00 P.M. (376-19) FRANCINE and TIMOTHY VOLZ** - to renew permit for two family, family use only, Res. AA District, east side of Arlene Court (#7), 136.98 feet south of Town Line Road, Hauppauge, NY (0500-005.00-01.00-003.002)
- 6:00 P.M. (377-19) MICHAEL C. and ALICIA TRAMANTANO** - permission to transfer and renew permit for accessory apartment to a subsequent property owner pursuant to Section 68-618 and 68-616, Res. B District, west side of School Street (#10), 100 feet north of Udalia Road, West Islip, NY (0500-455.00-03.00-022.000)
- 6:00 P.M. (378-19) MARK SULLIVAN and BETH ANDREA SULLIVAN** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. AA District, east side of Woodbury Road (#139), 117.5 feet south of Joyce Drive, Ronkonkoma, NY (0500-040.00-01.00-072.000)
- 6:00 P.M. (379-19) MICHAEL HUFFMAN** - permission to leave concrete slab on rear property line not having required setback of 4 feet, Res. B District, north side of Cranberry Street (#7), 225.32 feet east of Lowell Avenue, Central Islip, NY (0500-188.00-01.00-064.000)

Adjourned from May 7, 2019

- 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. (267-19) GAVIN NORTON and MELISSA QUINONES** - permission to leave hot tub having building separation of 2 feet instead of required 6 feet, to leave addition having building separation to pool of 5 feet instead of required 6 feet and to leave driveway having side yard of 1.5 feet instead of required 4 feet, Res. B District, south side of River Street (#22), 229.79 feet east of Foster Avenue, Sayville, NY (0500-409.00-05.00-006.000)
- 6:00 P.M. (380-19) JOSE RIGOBERTO LOVOS** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 leaving driveway having width of 26 feet instead of permitted 18 feet, to leave patios on side property lines instead of required 4 feet setback, Res. B District, south side of Pennsylvania Avenue (#124), 600 feet west of Ohio Avenue, Bay Shore, NY (0500-246.00-04.00-024.000)
- 6:00 P.M. (381-19) RHADAMES GARCIA and MARIA GUZMAN** - permission to leave egress window well having side yard of 10.3 feet instead of permitted encroachment setback of 11 feet, Res. B District, north side of Winfield Avenue (#2), 195 feet west of Eldridge Street, Brentwood, NY (0500-074.00-03.00-028.000)
- 6:00 P.M. (382-19) DANIEL T. and STEFANIE P. SERRANO** - permission to leave pool patio on rear property line not having required setback of required 6 feet and to leave hot tub having building separation of 2 feet instead of required 6 feet, Res. A District, west side of Idle Hour Boulevard (#286), 217.53 feet north of Middlesex Avenue, Oakdale, NY (0500-350.00-03.00-086.000)
- 6:00 P.M. (383-19) ANDREW SKURKA and CHERYL SKURKA** - permission to leave patios having side yard of 1 foot and patio having side yard of 0.3 feet instead of required 4 feet each, Res. AA District, north side of Merriam Road (#1035), 201.38 feet west of Nugent Avenue, Bay Shore, NY (0500-288.00-01.00-047.000)
- 6:00 P.M. (384-19) LUIS and ROSA RODRIGUEZ** - permission to erect second story addition (24' x 46' Irrg.) leaving side yard of 13.86 feet instead of required 14 feet, to erect roofed-over porch leaving front yard of 32.7 feet instead of permitted encroachment setback of 34 feet, to leave roofed-over cellar entrance having side yard of 7 feet instead of required 14 feet, to leave driveway having side yard of 3.4 feet instead of required 4 feet, to leave patio having side yard of 2.5 feet instead of required 4 feet and to leave asphalt court, all having rear yard occupancy of 39.66% instead of permitted 30%, Res. A District, east side of Grand Boulevard (#143), 392.85 feet south of East 6th Street, Brentwood, NY (0500-139.00-04.00-129.000)

- 6:00 P.M. (385-19) WILLIAM JR. and MICHELLE HELLEM** - permission to leave inground pool having side yard of 9.5 feet instead of required 10 feet, to leave pool patio on side property line not having required setback of 6 feet and to leave patio on side property line not having required setback of 4 feet (both currently encroaching onto adjacent property), Res. B District, south side of Monroe Avenue (#316), 380.3 feet west of Higbie Lane, West Islip, NY (0500-413.00-01.00-045.000)
- 6:30 P.M. (386-19) JASON MAASS** - permission to install inground pool leaving side yards of 10 feet instead of required 18 feet each, to install pool patio leaving side yards of 4 feet instead of required 6 feet each, to leave 6 foot fence having front yard (through lot) of 7 feet instead of required 15 feet and to leave shed on side property line not having side yard of 2 feet, Res. AA District, north side of Iroquois Street (#265), 140 feet east of Parkway Boulevard (through lot to Pawnee Street), Ronkonkoma, NY (0500-020.00-04.00-070.000)
- 6:30 P.M. (387-19) JOSE C. GUEVARA and VIDAL GUEVARA** - permission to leave driveway having front yard occupancy of 40% instead of permitted 35%, to leave shed on side property line not having required setback of 4 feet and to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. B District, west side of Front Avenue (#130), 150 feet south of Alkier Street, Brentwood, NY (0500-139.00-03.00-015.000)
- 6:30 P.M. (388-19) JOSE E. MARTINEZ** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, west corner of Mockingbird Place (#204), and Hilltop Drive, Brentwood, NY (0500-184.00-01.00-022.002)
- 6:30 P.M. (389-19) SALVATORE and LENORE BERLINGIERI** - permission to leave one story addition (16.35' x 30' Irrg.) having side yard of 15 feet instead of required 18 feet and to leave patio having side yard of zero instead of required 4 feet, Res. AA District, south side of Anthony Lane (#30), 299.33 feet southeast of James Lane, Holbrook, NY (0500-176.00-06.00-003.000)

Adjourned from April 30, 2019

- 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. (390-19) DENNIS and JENNIFER HANLEY** - permission to leave retaining wall on rear property line not having required setback of 4.9 feet, Res. A District, northwest corner of Loop Drive (#95) and Ort Court, Sayville, NY (0500-259.00-01.00-015.000)

6:30 P.M. (391-19) KRISTOFER and KELLY ANN XIPPOLITOS - permission to leave inground pool with water feature having rear yard of 6 feet and side yard of 9 feet instead of required 10 feet each, to leave pool patio having side yard of 3 feet and rear yard of 4 feet instead of required 6 feet each and rear yard occupancy of 53.41% instead of permitted 30% and to leave driveway having side yard of 3 feet instead of required 4 feet, Res. B District, east side of South Dyre Avenue (#521), 162.6 feet north of Merritt Street, West Islip, NY (0500-467.00-05.00-020.000)

6:30 P.M. (392-19) GINA M. BOSCO and MARIANNE V. BOSCO - permission to leave inground pool having rear yard of 8.3 feet instead of required 14 feet and to leave pool patio having rear yard of 1 foot instead of required 6 feet, Res. A District, north side of Columbia Street (#298), 120 feet east of Coates Avenue, Holbrook, NY (0500-216.00-02.00-113.001)

7:00 P.M. (393-19) SUZANNE HAND LLC - permission to leave awning having front yard of 22 feet instead of required 25 feet, to leave one story addition having rear yard of 19 feet instead of required 35 feet, and to leave one story addition, all having floor area ratio of 29% instead of permitted 25%, GST District, northeast corner of South Bay Avenue (#1) and Lazare Lane, Islip, NY (0500-371.00-02.00-016.000)

Adjourned from March 26, 2019 & April 30, 2019

7:00 P.M. (226-19) TODD R. and HEATHER PANZNER, CO-TRUSTEES of THE REBECCA A. PANZNER FAMILY TRUST - permission to leave detached garage (30.3' x 24.3') having height of 14.8 feet instead of permitted 14 feet to erect one story detached garage (35' x 40') leaving second front yard of 49.7 feet instead of permitted 55 feet, 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. (394-19) KHAN ALI YOUSAFI and DILJAN YOUSAFI - permission to erect two story addition (4' x 10') leaving side yard of 12 feet instead of required 14 feet, total side yards of 26 feet instead of required 28 feet, to erect second story addition (35.3' x 44.3') leaving side yards of 10 feet instead of required 14 feet each and total side yards of 20 feet instead of required 28 feet, to erect two story addition (11' x 35.3') leaving side yards of 10 feet instead of required 14 feet and total side yards of 20 feet instead of required 28 feet, all having floor area ratio of 32.4% instead of permitted 25%, and to leave patio having side yard of 0.1 feet instead of required 4 feet, Res. A District, west side of Ocean Avenue (#2358), 600 feet south of Easton Street, Ronkonkoma, NY (0500-062.00-03.00-012.000)

7:00 P.M. (395-19) RONALD and CAMILLE WCELA - permission to leave one story addition to accessory structure having second front yard of 25.05 feet instead of required 35 feet, Res. AA District, northwest corner of Ocean Avenue (#1310) and Hubal Street, Bohemia, NY (0500-190.00-01.00-019.000)

- 7:30 P.M. (396-19)** **STEPHEN KELLER** - permission to erect two story building on lot having width of 63.76 feet instead of required 100 feet, lot area of 11,896 sq. ft. instead of required 20,000 sq. ft., leaving side yard of 5 feet instead of required 10 feet and rear yard of 25.6 feet instead of required 50 feet, Ind 1 District, south side of Cherry Street, 269.54 feet east of 4th Avenue, Bay Shore, NY (0500-367.00-01.00-061.000)
- 8:00 P.M. (397-19)** **MAGDA MOMPRESIER** - to renew permit for accessory apartment pursuant to Section 68-616, Res. AAA District, west side of Prospect Place (#16), 145.35 feet north of Wheeler Road, Hauppauge, NY (0500-013.00-02.00-025.000)
- 8:00 P.M. (398-19)** **ANGELA MARTIN** - to renew permit for accessory apartment pursuant to Section 68-616, Res. B District, southwest corner of Olivia Court (#2) and Spruce Avenue, West Islip, NY (0500-388.00-03.00-015.002)
- 8:00 P.M. (399-19)** **JORGE AMAYA** - to renew permit for accessory apartment pursuant to Section 68-616, Res. AA District, south side of New Hampshire Avenue (#20), 100 feet west of Stein Drive, Bay Shore, NY (0500-224.00-01.00-012.001)
- 8:00 P.M. (400-19)** **LISA A. KENNEDY and HANORA L. KAHLER** - to renew permit for accessory apartment pursuant to Section 68-616, Res. A District, west side of Pine Acres Boulevard (#1446), 100 feet south of Chestnut Drive, Bay Shore, NY (0500-289.00-01.00-082.000)
- 8:00 P.M. (401-19)** **JAMES and ANN-MARIE ONORATO** - to renew permit for accessory apartment pursuant to Section 68-616, Res. AA District, east side of Roxbury Avenue (#125), 893.65 feet south of Shore Drive, Oakdale, NY (0500-376.00-02.00-025.000)