

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, June 04, 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: 05/24/2019
Islip, New York

John M. Lorenzo, Chairman
Zoning Board of Appeals

- 6:00 P.M. (402-19) MICHAEL and BARBARA MALLOY** - to renew permit for two family, family use only, Res. A District, south side of Leo Court (#12), 180.28 feet east of Denver Avenue, Bay Shore, NY (0500-269.00-03.00-004.000)
- 6:00 P.M. (403-19) RAJAA TAJRIIK** - permission to leave shed having rear yard of 1.5 feet instead of required 2 feet, Res. A District, northwest corner of East Oakdale Street (#113) and Joselson Avenue, Bay Shore, NY (0500-287.00-03.00-057.000)
- 6:00 P.M. (404-19) ELVA D. MEJIA and CARLOS A. MEJIA** - permission to leave decks having side yard of 2.3 feet and rear yard of 2.4 feet instead of required 4 feet each and to leave driveway having side yard of 3 feet instead of required 4 feet, Res. B District, northwest corner of Hancock Street (#355) and Jefferson Street, Brentwood, NY (0500-094.00-03.00-102.000)
- 6:00 P.M. (405-19) FRANK GARCIA and VIRGINIA ALLEN-GARCIA** - permission to leave deck (at grade) having side yard of 0.8 feet instead of required 4 feet, Res. B District, south side of Vail Street (#16), 173.4 feet east of Nassau Avenue, Islip, NY (0500-345.00-02.00-036.000)
- 6:00 P.M. (324-19) MARK GHOBRIIL 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. (406-19) CHRISTOPHER M. YOUNG and JACQUELINE S YOUNG** - permission to erect one story addition (8' x 45' Irrg.) leaving side yard of 9.3 feet instead of required 14 feet and second story addition (5.6' x 10.3') all having floor area ratio of 30% instead of permitted 25% and to leave shed having rear yard of 1.3 feet instead of required 2 feet, Res. B (278 Cluster) District, north side of Berkshire Road (#15), 247.4 feet west of Gainsborough Road, Holbrook, NY (0500-089.00-03.00-051.000)
- 6:00 P.M. (407-19) LAWRENCE and LOUISE ROSENBERG** - permission to erect one story addition (12' x 16') resulting in floor area ratio of 27% instead of permitted 25%, Res. B District, south side of Regina Drive (#48), 140 feet east of Macon Avenue, Sayville, NY (0500-331.00-01.00-031.000)

- 6:00 P.M. (408-19) KENNETH BARTSCH** - permission to erect one story addition (28' x 80') resulting in new dwelling pursuant to Section 68-3, leaving front yard of 29.3 feet instead of required 40 feet, second front yard of 19 feet instead of required 30 feet and rear yard of 23 feet instead of required 25 feet, to install two garage doors having height of 9 feet and one garage door having height of 12 feet instead of permitted 8 feet each, to leave deck (24" high) having front yard of 13.4 feet instead of required 40 feet and to leave 6 foot fence having front yard of 0.4 feet instead of required 15 feet, Res. AA District, northeast corner of Bourne Boulevard (#57) and Oak Avenue, Bohemia, NY (0500-304.00-01.00-029.002)
- 6:00 P.M. (410-19) LINDA MORALES MANNING and RAYMOND MANNING & STEVEN GREENE** - permission to install semi-inground pool leaving second front yard of 18 feet instead of required 27 feet, to erect pool deck (36" high) leaving second front yard of 18 feet instead of required 22 feet and to leave 6 foot fence having second front yard of 0.7 feet instead of required 10 feet, Res. A District, northeast corner of Brook Street (#147) and Saxon Avenue, Bay Shore, NY (0500-293.00-01.00-094.000)
- 6:00 P.M. (411-19) DANIEL and STEPHANIE BAKER** - permission to leave above ground pool having side yard of 10.3 feet instead of required 18 feet and to leave shed having side yard of 1.7 feet instead of required 2 feet, Res. AA District, south side of Juniper Street (#46), 320 feet west of Ferndale Boulevard, Islip, NY (0500-272.00-01.00-009.000)
- 6:00 P.M. (412-19) ELIJAH GERMAIN** - permission to leave 6 foot fence on property line not having required setback of 10 feet, to leave deck (24" high) having arterial highway setback of 55 feet instead of required 60 feet and to leave hot tub having building separation of 3 feet instead of required 6 feet, Res. A District, southwest corner of Pamlico Avenue (#124), and Long Island Expressway South Service Road, Ronkonkoma, NY (0500-047.00-02.00-010.000)
- 6:30 P.M. (413-19) ASHLEY ORTIZ and KRYSTIN BRESCIA** - permission to erect ramp (max. 34" high) leaving front yard of 19 feet instead of required 25 feet and second front yard of 13.83 feet instead of required 15 feet, Res. B District, southwest corner of Woodlawn Avenue (#240) and Boulder Street, Ronkonkoma, NY (0500-032.00-02.00-029.000)
- 6:30 P.M. (414-19) MARIA A. BLANCO and RINA E. IGLESIAS** - to renew permit for two family, family use only, Res. B District, north side of Grove Street (#11), 100 feet east of Cyprus Avenue, Brentwood, NY (0500-115.00-02.00-114.001)

- 6:30 P.M. (415-19) MIGUEL E. MERCEDES** - permission to leave one story addition (8.3'x 13.3') having side yard of 4 feet instead of required 14 feet and one story addition (5' x 10.6') having side yard of 12 feet instead of required 14 feet, to reconstruct roof over cellar entrance leaving side yard of 8 feet instead of required 14 feet, to leave above ground pool having side yard of 9.2 feet instead of required 10 feet, to leave pool deck having side yard of 7 feet instead of required 10 feet and to leave driveway having side yard of 1 foot instead of required 4 feet, Res. B District, east side of Applegate Drive (#67), 226 feet south of Evergreen Avenue, Central Islip, NY (0500-097.00-03.00-076.000)
- 6:30 P.M. (416-19) DANESH BHARAT and RESHMA RAMDEO BHARAT** - permission to leave detached garage (28.3' x 20.3') having front yard (through lot) of 20.5 feet instead of required 60 feet, to leave shed having front yard of 50 feet instead of required 60 feet and to leave 6 foot fence having front yard of 7.2 feet instead of required 15 feet, Res. AA District, southwest terminus of North Greenlawn Avenue (#958) through lot to Lowell Avenue, 229 feet south of Atlantic Street, Central Islip, NY (0500-188.00-01.00-114.009)
- 6:30 P.M. (417-19) DAVID C. and JANET HARDY CASSIDY** - permission to leave 2 decks having side yards of 5.1 feet and 11.3 feet instead of required 15 feet each, to leave second story deck having side yard of 14.9 feet instead of required 15 feet, resulting in floor area ratio of 34.37% instead of permitted 30%, Res. BAA District, west side of Clipper Roadway (#60), 255 feet north of Central Roadway, Corneille Estates, NY (0500-496.00-02.00-013.004)
- 6:30 P.M. (418-19) KENNETH DUBOW** - permission to reconstruct and expand decking leaving side yard of 6.08 feet and rear yard of 13.16 feet instead of required 15 feet each, to install hot tub leaving side yard of 6.08 feet instead of required 25 feet, and to erect roof deck, all having floor area ratio of 43% instead of permitted 30%, Res. BAA District, east side of Atlantic Avenue (#28), 200 feet south of Central Walk, Seaview, NY (0500-497.00-02.00-035.000)
- 6:30 P.M. (419-19) JAMES RYAN and MARY B. GLYNN** - permission to leave second story deck having side yard of 10.5 feet instead of required 15 feet, leaving floor area ratio of 42.57% instead of permitted 25%, Res. BAA District, west side of Seabay Walk (#18), 192 feet south of Lighthouse Promenade, Kismet, NY (0500-491.00-04.00-023.000)

Adjourned from April 30, 2019

- 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. (420-19) SAFEGUARD HOMES LLC - permission to erect 2 story dwelling on lot having width of 60 feet instead of required 75 feet and lot area of 6,000 sq. ft. instead of required 7,500 sq. ft., leaving floor area ratio of 33.4% instead of permitted 25%, Res. B District, southeast corner of Hillard Avenue (#49) and Pineville Road, Central Islip, NY (0500-079.00-01.00-051.000)

Adjourned from December 11, 2018

7:00 P.M. (893-18) ANTONIO and LISA LOURENCO - permission to leave shed having front yard of 1 foot instead of required 319 feet and not having 20 feet behind front line of dwelling, to leave brick patio having side yard of 2 feet and rear yard of zero instead of required 4 feet each, to leave concrete patio having side yard of zero instead of required 4 feet, to leave 2 story detached garage (26' x 26.3') having front yard of 7.5 feet instead of required 319 feet, not having 20 feet behind front line of dwelling, to leave garage having gross floor area (1,367.6 sq ft) exceeding the ground floor area of the principal dwelling (976.04 sq ft.), garage having height of 21.7 feet instead of permitted 14 feet, Res. A District, east side of Penataquit Avenue, (#1411) 155 feet south of Jaro Court, Bay Shore, NY (0500-291.00-03.00-012.000)

7:00 P.M. (421-19) JEREMY and CHRISTINA BROWNIE - permission to erect two story dwelling on lot having width of 100.2 feet instead of required 150 feet, leaving side yard of 20 feet instead of required 25 feet and total side yards of 46 feet instead of required 60 feet and to modify and relocate two story dwelling (40.45' x 50.32') into detached garage (26' x 40') leaving height of two stories and 25 feet instead of permitted one story and 14 feet, Res. AAA District, west side of S. Ocean Avenue (#112), 1,185.27 feet south of Middle Road, Bayport, NY (0500-411.00-06.00-003.000)

7:30 P.M. (422-19) AMVETS POST 18 INC - permission to leave ground sign where building that it serves is setback 20.42 feet instead of required 25 feet, having sign area of 48 sq.ft. instead of permitted 16 sq.ft., having front yard of 4 feet instead of required 7.75 feet, and to leave ground sign having electronic message center where flashing, revolving, moving, sound-producing or animated signs are prohibited, GSD District, east side of Carleton Avenue (#141), 743 feet north of Union Boulevard, East Islip, NY (0500-346.00-02.00-004.003)

7:30 P.M. (423-19) ERIK KRAUSS and BRIDGETTE KRAUSS - permission to erect second story addition (24.5' x 25') leaving side yards of 5 feet and 10 feet instead of required 14 feet each, total side yards of 15 feet instead of required 28 feet and floor area ratio of 44.2% instead of permitted 25%, Res. B District, east side of McCall Avenue (#408), 180 feet north of Fourth Street, West Islip, NY (0500-457.00-03.00-016.000)

- 7:30 P.M. (424-19) GEREK GARDENS, LLC** - permission to subdivide and reconfigure 3 parcels: Lot 1 - to leave two-story dwelling having front yard of 24 feet instead of required 30 feet: Lot 2 - construct 2-story dwelling and to remove detached garage and shed: Lot 3 - to leave dwelling having front yard of 14 feet instead of required 40 feet and to leave detached garage having side yard of 2 feet instead of required 10 feet, Res. A District, southwest corner of Udall Road (#60) and Gerek Avenue, West Islip, NY (0500-436.00-01.00-001.000)
- 7:30 P.M. (425-19) WINTERS LAKELAND AVENUE, LLC** - permission to erect one story addition leaving front yard of 38.7 feet instead of required 50 feet and 2nd story addition, all having floor area ratio of 65.26% instead of permitted 42%, Ind 1 District, west side of Lakeland Avenue (#1590), 680 feet north of McArthur Street, Bohemia, NY (0500-171.00-02.00-049.001)
- 7:30 P.M. (426-19) THE NATURE'S BOUNTY CO. / TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY** - permission to leave barbed wire fence when prohibited, to leave 6 foot fence having second front yard of zero instead of required 10 feet, to leave 8 foot solid fence instead of permitted 6 foot fence or 8 foot fence which does not restrict light or visibility through more than 15% of its surface, and having floor area ratio of 47.4% instead of permitted 35%, Ind 1 District, northeast corner of Orville Drive (#105) and DaVinci Drive (unopened), 1,500 feet north of Church Street, Bohemia, NY (0500-192.00-01.00-020.001)
- 8:00 P.M. (427-19) ROSEANNE LAINO** - permission to renew permit for accessory apartment pursuant to Section 68-616, Res. AA District, north side of Lexington Avenue (#15), 800 feet west of Fulton Street, Brentwood, NY (0500-075.00-01.00-066.000)
- 8:00 P.M. (428-19) JOSEPH and JOSEPHINE IMMERSO** - to renew permit for accessory apartment pursuant to Section 68-616, Res. A District, north side of Bodanyi Place (#2030), 208 feet north of Fourth Street, Ronkonkoma, NY (0500-104.00-03.00-029.013)
- 8:00 P.M. (429-19) DONNA A. CASTELLANO** - to renew permit for accessory apartment pursuant to Islip Section 68-616, Res. A District, west side of Louis Kossuth Avenue (#2224), 182.38 feet north of Peconic Street, Ronkonkoma, NY (0500-085.00-03.00-007.000)
- 8:00 P.M. (430-19) MARIE M. SOBEL** - to renew permit for accessory apartment pursuant to Section 68-616, Res. AA District, east side of Greenbelt Parkway (#105), 366.67 feet north of Foil Lane, Holbrook, NY (0500-196.00-03.00-036.000)
- 8:00 P.M. (431-19) HENRY A. HURRINUS and CATHERINE M. FLORES** - to renew permit for accessory apartment pursuant to Section 68-616, Res. A District, east side of Lloyd Drive (#55), 954.87 feet north of Candlewood Road, Brentwood, NY (0500-203.00-01.00-091.000)

8:00 P.M. (432-19) **JUAN R. GUZMAN** - permission to renew permit for accessory apartment pursuant to Section 68-616, Res. A District, north side of Clark Street (#213), 450 feet west of Marshall Avenue, Brentwood, NY (0500-114.00-01.00-118.000)