

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, July 09, 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: 06/28/2019
Islip, New York

John M. Lorenzo, Chairman
Zoning Board of Appeals

- 6:00 P.M. (491-19) ANGELA PATURZO** - to renew permit for two family, family use only, Res. B District, west side of Muriel Street (#158), 801.38 feet west of Coates Avenue, Holbrook, NY (0500-174.00-01.00-005.004)
- 6:00 P.M. (492-19) MICHAEL and JOANNE VALENTIN** - to renew permit for two family, family use only, Res. B District, west side of Waterview Avenue (#6), 60 feet south of Parr Drive, Ronkonkoma, NY (0500-010.00-03.00-018.001)
- 6:00 P.M. (493-19) BETTY ULFSTAM and MARY TERRILL** - to renew permit for two family, family use only, Res. A District, south side of 39th Street (#74), 90 feet east of Broadway Avenue, Islip, NY (0500-248.00-02.00-104.003)
- 6:00 P.M. (494-19) ERIK and DANIELE M. MCCARTHY** - permission to leave pool patio having front yard (through lot) of 7 feet instead of required 40 feet and leaving 6 foot fence on property line not having required setback of 15 feet, Res. A District, east side of Marilyn Court (#286), 204.35 feet south of Marilyn Street (through lot to Hecksher State Parkway), East Islip, NY (0500-427.00-01.00-072.000)
- 6:00 P.M. (495-19) GUY NELSON and MICHAEL IWANYCZKO** - permission to erect shed (12' x 18') leaving front yard of 53 feet (through lot) instead of required 58.7 feet, Res. B District, north side of Elm Street (#63), 146.57 feet east of Greene Avenue (through lot to Elm Court), Sayville, NY (0500-430.00-04.00-038.001)
- 6:00 P.M. (496-19) BDC DESIGN BUILD LLC** - permission to erect 2 story dwelling leaving floor area ratio of 28.3% instead of permitted 25%, Res. B District, west side of Auburn Avenue (#12), 310 feet north of Bayview Avenue, Bay Shore, NY (0500-441.00-03.00-009.002)

- 6:00 P.M. (497-19) MARIA DEL CARMEN GUERRERO and JOSE LOZADA** - permission to leave carport attached to detached garage (11.5' x 25.2') resulting in rear yard of 4 feet and side yard of 4.6 feet instead of required 10 feet each and to leave concrete walkway and pavers having side yard of 0.5 feet and on rear property line (encroaching over adjacent property) not having required setback of 4 feet each, Res. B District, south side of Pilgrim Road (#60), 436.5 feet west of Dilmont Road, Brentwood, NY (0500-113.00-02.00-012.000)
- 6:00 P.M. (498-19) BRUCE KELLY** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. B District, south side of East Madison Street (#8) 275 feet west of Division Avenue, East Islip, NY (0500-321.00-04.00-041.002)
- 6:00 P.M. (499-19) ALBA and ARNULFO JUAREZ** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. B District, west side of Pinetop Drive (#7), 939.22 feet south of Vanderbilt Avenue, Central Islip, NY (0500-097.00-02.00-042.000)
- 6:00 P.M. (500-19) GARY M. MCDONALD** - permission to leave above ground pool having side yard of 5 feet instead of required 10 feet, Ind 1 District, east side of Pond Road (#2185), 126.62 feet north of First Street, Ronkonkoma, NY (0500-086.00-04.00-004.000)
- 6:00 P.M. (501-19) HECTOR LAUREANO** - permission to leave driveway having side yard of 3 feet instead of required 4 feet and front yard occupancy of 58.48% instead of the permitted 35%, Res. AA District, south side of Lexington Avenue (#16), 900 feet west of Fulton Street, Brentwood, NY (0500-075.00-02.00-008.000)
- 6:30 P.M. (502-19) RAUL R. ESPINO-MONTENEGRO and JACKELINE ENCINAS RIVEROS** - permission to leave roofed-over patio (11.8' x 25.1') having side yard of 2 feet instead of required 14 feet, Res. A District, south side of Fruitwood Lane (#267), 99.38 feet west of Whitetail Lane, Central Islip, NY (0500-080.00-01.00-022.000)
- 6:30 P.M. (503-19) JOHN DUNN and NICOLE DOUMAS** - permission to leave garage (18.2' x 24.2') with roof-over (10' x 12') having side yard of 4 feet instead of required 10 feet, to leave driveway on side property line not having required setback of 4 feet, to leave driveway having side yard of 1.5 feet instead of required 4 feet, to leave gravel area on side property line not having required setback of 4 feet, driveways resulting in front yard occupancy of 48% instead of permitted 35%, and to leave hot tub having building separation of 1 foot instead of required 6 feet, Res. B District, west side of Chester Road (#732), 300 feet north of Marion Street, Sayville, NY (0500-305.00-02.00-043.000)

6:30 P.M. (504-19) HERNANDO ALBINAGORTA - permission to to leave attached shed having side yard of 12.1 feet and attached oil tank enclosure leaving side yard of 11.8 feet instead of required 14 feet each, to leave roof over entrance platform having side yard of 8.8 feet instead of required 14 feet and to establish accessory apartment pursuant to Islip Town Code Section 68-602, leaving driveway on side property line not having required setback of 4 feet and having width of 26 feet instead of permitted 18 feet, Res. B District, east side of Claywood Drive (#103), 75.36 feet south of Second Avenue, Brentwood, NY (0500-138.00-02.00-084.000)

6:30 P.M. (505-19) GLORIA TORRES - permission to leave driveway on side property line not having required setback of required 4 feet, Res. A District, south side of Patton Street, (#40) 375 feet east of Marshall Avenue, Brentwood, NY (0500-135.00-03.00-027.000)

6:30 P.M. (506-19) DAVID and SUSAN BROWN - permission to leave second story addition (11.9' x 15.9') having rear yard of 15 feet instead of required 25 feet, to leave second story entrance platform with stairs having rear yard of 12 feet instead of required 25 feet, all having floor area ratio of 48% instead of permitted 25% and to establish two family, family use only, pursuant to Section 68-419.1 of the Islip Town Code, Res. B District, north side of Iroquois Street (#159), 200 feet east of Mohican Avenue, Ronkonkoma, NY (0500-020.00-02.00-041.000)

Adjourned from April 16, 2019

6:30 P.M. (282-19) JEFFREY and BERNADETTE KEMPF - to renew permit for accessory apartment pursuant to Section 68-616, Res. B District, north side of Raleigh Lane (#141), 189.11 feet east of Ardys Court, West Islip, NY (0500-435.00-01.00-028.000)

7:00 P.M. (507-19) JOSE D. FERNANDEZ and ESTELA DIAZ - permission to erect second story addition (10' x 12') leaving front yard of 19.1 feet instead of required 30 feet and rear yard of 19 feet instead of 25 feet, resulting in floor area ratio of 31.94% instead of permitted 25%, Res. A District, southeast corner Prospect (#4) and Woodland Avenue, Central Islip, NY (0500-101.00-01.00-065.000)

7:00 P.M. (508-19) SY 26 LLC - permission to install 2 facial signs; Sign 1 - having area of 82 sq. feet instead of permitted 32 sq. feet and Sign 2 - having area of 65.5 sq. feet instead of permitted 16 sq. feet, and to install ground sign having area of 32 sq. feet instead of permitted 24 sq. feet, Bus 2 District, northwest corner of Dowsing Avenue (#5) and Fifth Avenue, Bay Shore, NY (0500-315.00-01.00-030.000)

- 7:00 P.M. (509-19) CAROL CASTAGNARO & MAURICE AZZOPARDI** - permission to elevate and reconstruct dwelling leaving lowest floor elevation of 15 feet instead of permitted 9 feet, to erect second story deck leaving side yard of 10.9 feet instead of required 14 feet, total side yards of 24.9 feet instead of required 28, to erect entrance platform over 3 feet in height leaving front yard of 37 feet instead of required 40 feet, to leave second story balcony (8.08' x 9.25') having side yard of 6 feet instead of required 14 feet and total side yards of 20 feet instead of required 28 feet and to install driveway on side property line not having required setback of 4 feet, Res. A District, west side of Secatogue Lane East (#4), 1,600.41 feet south of Bay 5th Street, West Islip, NY (0500-483.00-01.00-010.000)
- 7:00 P.M. (510-19) EDWARD HOVANEC** - permission to leave 2 walls; Wall 1 (30" high) - having side yard of 1.1 feet instead of required 4 feet, and Wall 2 (6' high) - having side yard of 1.2 feet instead of required 6 feet, to leave driveway having side yard of 1.1 feet instead of required 4 feet, leaving front yard occupancy of 55% instead of permitted 35%, to leave barbeque area and patio having side yard of 1.2 feet instead of required 4 feet, leaving rear yard occupancy of 39% instead of permitted 30% and to leave 6 foot fence having second front yard of 3 feet instead of permitted 10 feet, Res. A District, southeast corner of Brook Circle (#2) and Audwin Drive, Islip Terrace, NY (0500-295.00-02.00-053.000)
- 7:00 P.M. (365-19) GLENDA D. CLAROS** - to renew permit for accessory apartment pursuant to Section 68-616, Res. B District, north side of Beaulieu Court (#3), 108.91 feet east of Howells Road, Bay Shore, NY (0500-340.00-03.00-058.000)
- 7:30 P.M. (511-19) ADAM SMALL** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 with apartment having gross floor area of 942.35 sq. ft. instead of permitted 800 sq. ft, Res. A District, west side of Potter Boulevard (#1328), north of Montauk Drive, Bay Shore, NY (0500-339.00-01.00-045.000)
- 7:30 P.M. (512-19) ADULTS & CHILDREN WITH LEARNING & DEVELOPMENTAL DISABILITIES, INC.** - permission to erect one story addition (12' x 19') leaving side yard of 21 feet instead of required 25 feet and total side yards of 40.4 feet instead of required 60 feet, Res. AAA District, west side of Blake Avenue (#296), 150 feet south of Lanson Street, Bohemia, NY (0500-255.00-01.00-008.000)
- 7:30 P.M. (513-19) ADULTS & CHILDREN WITH LEARNING & DEVELOPMENTAL DISABILITIES, INC.** - permission to install driveway leaving front yard occupancy of 64.7% instead of permitted 35% and leaving side yard of 0 feet instead of required 4 feet, Res. AA District, west side of Nichols Road (#484), 1,351.77 feet north of Seusing Boulevard, Hauppauge, NY (0500-008.00-02.00-043.000)
- 8:00 P.M. (514-19) MANUEL D. SARAVIA** - to renew permit for accessory apartment pursuant to Section 68-616, Res. A District, east side of Ocean Avenue (#1059), 200 feet south of Stewart Street, Bay Shore, NY (0500-287.00-02.00-024.000)

- 8:00 P.M. (515-19)** **JAIME and GRISELDA AYALA** - to renew permit for accessory apartment pursuant to Section 68-616, Res. AA District, south side of Lexington Avenue (#8), 1,300 feet west of Fulton Street, Brentwood, NY (0500-075.00-02.00-004.000)
- 8:00 P.M. (516-19)** **ROBERT and MARY ANN SPIOTTO** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. AA District, north side of Aron Drive (#69), 105.2 feet east of Nathan Drive, Bohemia, NY (0500-146.00-02.00-031.000)
- 8:00 P.M. (517-19)** **ADONAY MANZANARES and EMMA FUENTES** - to renew permit for accessory apartment pursuant to Section 68-616, Res. B District, west side of Strong Street (#190), 313.24 feet north of Jewel Street, Brentwood, NY (0500-163.00-03.00-016.000)
- 8:00 P.M. (518-19)** **MARIA A. and CIRO CHICA** - to renew permit for accessory apartment pursuant to Section 68-616, Res. A District, south side of Coconut Street (#110), 467.41 feet west of Islip Avenue, Brentwood, NY (0500-186.00-02.00-109.000)