

## Public Notice

**NOTICE IS HEREBY GIVEN** that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, August 06, 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: 07/26/2019  
Islip, New York

**John M. Lorenzo, Chairman**  
Zoning Board of Appeals

- 6:00 P.M. (548-19)**     **ALEXANDER SAKK and LINDA SAKK** - to renew permit for two family, family use only, Res. AA District, west side of Elizabeth Court (#24), 649.65 feet west of Johnson Avenue, Sayville, NY (0500-280.00-03.00-036.000)
- 6:00 P.M. (549-19)**     **RAYMOND C. MARTER** - to renew permit for two family, family use only, Res. A District, south side of Spur Drive South (#1830), 650.19 feet west of Carleton Avenue, Islip Terrace, NY (0500-251.00-01.00-005.003)
- 6:00 P.M. (550-19)**     **RICHARD FESCINA** - permission to renew and transfer permit for accessory apartment to a subsequent property owner pursuant to Section 68-616 and 68-618, Res. A District, north side of Altmar Avenue (#145), 302.07 feet west of Udall Road, West Islip, NY (0500-312.00-01.00-033.000)
- 6:00 P.M. (551-19)**     **MARGERY MAROTTA and LAURA CUMMINGS, CO-TRUSTEES OF THE MAROTTA FAMILY TRUST** - permission to leave one story addition (16' x 18.1') having rear yard of 24.1 feet instead of required 25 feet, Res. A District, southeast corner of West Oakdale Street (#36) and Reilly Street, Bay Shore, NY (0500-286.00-03.00-030.000)
- 6:00 P.M. (552-19)**     **RICHARD and GLENNIS MOJICA** - permission to leave shed having side yard of 1.8 feet instead of required 2 feet and to leave patio on side property line not having required setback of 4 feet, Res. A District, east side of N. Gardiner Drive (#1654), 2,877.24 feet south of Pine Aire Drive, Bay Shore, NY (0500-199.00-03.00-001.000)
- 6:00 P.M. (553-19)**     **JONATHAN LAMBERTI and KRISTY REMIS** - permission to leave second story addition resulting in floor area ratio of 27.3% instead of permitted 25%, Res. B District, west side of Center Dyre Avenue (#588) 312.5 feet south of Burling Lane South, West Islip, NY (0500-455.00-04.00-086.000)

- 6:00 P.M. (554-19) MICHAEL J. and TIFFANY R. FERRUGIARI** - permission to erect second story addition (37.4' x 22.9') raising floor area ratio to 29.01% instead of permitted 25%, and to leave hot tub having building separation of 5.5 feet instead of required 6 feet, Res. B District, north side of Paumanake Avenue (#331), 416.38 feet west of Higbie Lane, West Islip, NY (0500-435.00-02.00-062.000)
- 6:00 P.M. (555-19) CRAIG and SANDY JUSTMAN** - permission to leave deck (6' x 14') having front yard of 20 feet instead of permitted encroachment setback of 34 feet, Res. A District, south side of La Salle Place (#18), 440 feet west of Tulip Avenue, Oakdale, NY (0500-380.00-01.00-104.000)
- 6:00 P.M. (556-19) SEAN MCALEAVEY and IVETTE MOSS-MCALEAVEY** - permission to install inground pool leaving front yard (through lot) of 16 feet instead of required 30.4 feet, Res. B District, west side of Paris Court (#134), opposite westerly terminus of Le-At Lane (through lot to Babylon-Northport Expressway), West Islip, NY (0500-367.00-03.00-021.006)
- 6:00 P.M. (557-19) ANN M. GILMOUR** - permission to leave driveway on property line not having required setback of 4 feet, Res. A District, east side of Ocean Avenue (#2239), 397.37 feet north of Peconic Street, Ronkonkoma, NY (0500-085.00-02.00-038.000)
- 6:00 P.M. (558-19) DAVID QUILES** - permission to erect second story addition (11.8' x 19') leaving floor area ratio of 30.49% instead of permitted 25%, to leave driveway on side property line not having required setback of 4 feet, having front yard occupancy of 36.43% instead of permitted 35%, Res. B District, northwest corner of Patrician Street (#31) and Pearl Street, Holbrook, NY (0500-175.00-02.00-045.003)
- 6:00 P.M. (559-19) RYAN J. GOLDEN** - permission to leave hot tub having building separation of 5.6 feet instead of required 6 feet, Res. B District, north side of Harbor Avenue (#21), 226 feet west of Ocean Avenue, Islip, NY (0500-396.00-01.00-031.000)
- 6:00 P.M. (560-19) SILAS and EVA J. MORALES** - permission to leave shed having side yard of 0.2 feet instead of required 2 feet and to leave 6 foot fence on property line not having required setback of 10 feet, Res. A District, northeast corner of Chapel Hill Drive (#59) and Morton Street, Brentwood, NY (0500-073.00-02.00-072.000)

- 6:30 P.M. (561-19) COLGATE PROPERTY GROUP LLC** - permission to leave second story addition having front yard of 22.6 feet instead of required 25 feet and side yard of 13 feet instead of required 14 feet and to erect two story addition leaving side yard of 13 feet instead of required 14 feet, Res. B District, east side of Manatuck Boulevard (#1749), 68 feet north of Forrest Place, Bay Shore, NY (0500-157.00-02.00-052.002)
- 6:30 P.M. (562-19) MARY HUEBER and LYNN MARIETTA, NOVAK FAMILY TRUST** - permission to leave one story addition (12' x 19.3') having side yard of 11.7 feet instead of required 14 feet, to leave patio having side yard of 2.5 feet and patio having side yard of 3 feet instead of required 4 feet each, Res. A District, south side of Pine Avenue (#730), 233 feet west of Dorothy Road, West Islip, NY (0500-436.00-02.00-049.000)
- 6:30 P.M. (563-19) ROMAN BENITO ARIZAGA & ISABEL ORTEGA & MOISES BAUTISTA** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 leaving driveway having width of 29 feet instead of permitted 18 feet, to leave 6 foot fence having front yard of 3.9 feet instead of required 10 feet and to leave shed having front yard 10 feet instead of required 27 feet, Res. A District, southeast corner of Manor Lane (#1351) and Chenango Drive, Bay Shore, NY (0500-313.00-01.00-068.000)
- 6:30 P.M. (564-19) LAWRENCE N. ETAH** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 with driveway having width of 40 feet instead of required 18 feet, to leave gravel on side property line not having required setback of 4 feet, to leave walkway on side property line not having required setback of 4 feet, all having front yard occupancy of 38.8% instead of permitted 35%, Res. AA District, east side of Pinewood Avenue (#127), 2,022.03 feet northwest of Connetquot Avenue, Central Islip, NY (0500-122.00-03.00-048.000)
- 6:30 P.M. (565-19) CARMEN BENCOSME** - permission to leave shed having side yard of 0.5 feet instead of required 2 feet and to leave patio having side yard of 1 foot instead of required 4 feet, Res. B District, south side of Heyward Street (#86), 150 feet east of Lincoln Avenue, Brentwood, NY (0500-050.00-05.00-049.000)
- 6:30 P.M. (566-19) JOHN and MELISSA FEIL and KATHLEEN FLINN** - permission to change lot line between two parcels leaving basketball court having side yard of 0.5 feet instead of required 4 feet, Res. B District, west side of Myrtle Avenue (#639), 320 feet south of Seventh Street, West Islip, NY (0500-438.00-03.00-065.000)
- 6:30 P.M. (567-19) MELISSA M. ARATO, TRUSTEE of LOPEZ FAMILY IRREVOCABLE TRUST** - permission to leave detached garage (12' x 20.3') having front yard of 73 feet instead of required 98.1 feet, Res. AA District, east side of Connetquot Avenue (#1207), 200.32 feet south of South Lawn Avenue, Central Islip, NY (0500-123.00-02.00-025.000)

**Adjourned from July 9, 2019**

- 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. (568-19) DANIELLE THOMAS** - permission to erect second story addition (31' x 49.4', Irrg.) leaving side yards of 12.2 feet and 13.5 feet instead of required 14 feet each, total side yards of 25.7 feet instead of required 28 feet and floor area ratio of 31.4% instead of permitted 25% and to install cellar entrance (4' x 14') leaving side yard of 8.1 feet instead of required 14 feet, Res. B District, south side of 45th Street (#28), 420 feet west of Grand Boulevard, Islip, NY (0500-271.00-01.00-051.000)
- 7:00 P.M. (569-19) ALL NATIONS ASSOCIATES LLC** - permission to leave second story addition (17.2' x 35' Irrg.) having side yard of 6.92 feet instead of required 14 feet, , north side of Bay 4th Street (#461), 145 feet east of Center Bay Drive, West Islip, NY (0500-478.00-01.00-041.000)
- 7:00 P.M. (570-19) BRUCE and CAROLYN PANNENBACKER** - permission to leave staircase and entrance platform to second story having side yard of 9.3 feet instead of required 14 feet, to leave pool patio on side property line and having rear yard of 1.5 feet instead of required 6 feet each and to leave patio having side yard of 1 foot instead of required 4 feet, Res. A District, northwest corner of Duffin Avenue (#33) and Udall Road, West Islip, NY (0500-414.00-01.00-093.000)
- 7:00 P.M. (571-19) RICHARD FERRANTE** - to leave detached garage having side yard of 3.4 feet instead of required 10 feet, , southwest corner of Sycamore Avenue (#518) and Edmarc Court, Oakdale, NY (0500-303.00-01.00-010.000)
- 7:30 P.M. (572-19) EMMANUEL HILEAH** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. B District, southwest corner of West 1st Street (#202) and Sunrise Highway (through lot to Spruce Avenue), West Islip, NY (0500-388.00-03.00-002.001)
- 7:30 P.M. (573-19) SANDRA G. RAMOS and AMELIA I. RAMOS** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, northeast corner of Nimitz Avenue (#35) and Doolittle Street, Brentwood, NY (0500-135.00-03.00-048.000)

- 7:30 P.M. (574-19)** **SIG 888 LLC** - permission to install A/C condensers on roof increasing building height from 69 feet to 74 feet instead of permitted 35 feet, Bus 1 District, southwest corner of Veterans Memorial Highway (#878-888-898) and Lincoln Boulevard, Hauppauge, NY (0500-014.00-03.00-026.006)
- 7:30 P.M. (575-19)** **1591 SMITHTOWN ONYX, LLC** - permission to convert mezzanine from storage to office use resulting in floor area ratio of 37.6% instead of permitted 35%, Ind 1 District, east side of Smithtown Avenue (#1591), 715.8 feet south of Veterans Memorial Highway, Bohemia, NY (0500-172.00-01.00-042.001)
- 8:00 P.M. (576-19)** **JOSE MARQUEZ** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, northwest corner of Riddle Street (#147) and Radcliff Drive, Brentwood, NY (0500-204.00-02.00-062.000)
- 8:00 P.M. (577-19)** **YESENIA Y. VELASQUEZ** - to renew permit for accessory apartment pursuant to Section 68-616, Res. A District, north side of Yarnell Street (#79), 525 feet east of Nimitz Avenue, Brentwood, NY (0500-136.00-01.00-057.000)
- 8:00 P.M. (578-19)** **FRANCISCA LUGO** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. B District, south side of Brook Avenue (#412), 101.58 feet east of East Third Avenue, Bay Shore, NY (0500-290.00-04.00-023.004)