

## 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 27, 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: 08/16/2019  
Islip, New York

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

**6:00 P.M. (579-19) JOHN J. MEYER and MARIA E. MEYER** - to renew permit for two-family, family use only, Res. A District, east side of Serene Place (#111) 903.64 feet north of Wayne Street, Hauppauge, NY (0500-008.00-02.00-027.000)

**6:00 P.M. (580-19) ANDREW J. ZAMMITTO, JR. and CECILIA ZAMMITTO** - to renew permit for two family, family use only, Res. B District, northeast corner of West 5th Street (#305) and Pine Avenue, West Islip, NY (0500-363.00-03.00-025.000)

### Adjourned from August 6, 2019

**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)

### Adjourned from July 23, 2019

**6:00 P.M. (533-19) JOHN DAVID NORDSTROM** - permission to leave egress window having side yard of 7 feet instead of required 14 feet, Res. A District, east side of N. Windsor Avenue (#1307), 400 feet south of Montauk Drive, Bay Shore, NY (0500-339.00-02.00-007.000)

**6:00 P.M. (581-19) TIMOTHY DARBY and DEBRA BRENNAN** - permission to leave shed having front yard (through lot) of 27.5 feet instead of required 60 feet and to leave 6 foot fence on front property line, not having required setback of 15 feet, Res. AA District, west side of Eatondale Avenue (#5), 100 feet north of Purick Street (through lot to Nicolls Road), Blue Point, NY (0500-285.00-02.00-009.000)

**6:00 P.M. (582-19) AMY I. MARCEL** - permission to leave deck (8" high) on side property line not having required setback of 4 feet, Res. A District, south side of Westbury Street (#50), 233.04 feet west of Connetquot Avenue, Est Islip, NY (0500-323.00-02.00-030.000)

**6:00 P.M. (583-19) CECILIO ALMONTE** - permission to leave two story dwelling having second front yard of 13.8 feet instead of required 30 feet, Bus 1 District, northeast corner of Redington Street (#61) and Penataquit Avenue, Bay Shore, NY (0500-342.00-02.00-126.000)

- 6:00 P.M. (584-19)** **RICHARD and ROSEANNA LANZILOTTA** - permission to install inground pool leaving side yard of 5 feet instead of required 14 feet and pool patio on side property line not having required setback of 6 feet, Res. A District, south side of Cedar Point Drive (#14), 118.64 feet south of Mast Lane, West Islip, NY (0500-483.00-02.00-014.000)
- 6:00 P.M. (585-19)** **GERARD NEALON** - permission to leave second story addition (11.6' x 32.3') having front yard of 37.2 feet instead of required 40 feet and to erect shed not having required 20 feet behind front line of dwelling and on side property line not having required setback of 2 feet, Res. A District, east side of Secatogue Lane West (#173), 1,225 feet south of Bay 5th Street, West Islip, NY (0500-242.00-01.00-016.000)
- 6:00 P.M. (586-19)** **RONALD and ELIZABETH McCARTHY** - permission to leave shed (12.1' x 16.1') having side yard of 3 feet instead of required 4 feet and to leave chicken coop (10' x 12') having rear yard of 1.7 feet instead of required 10 feet, Res. B District, south side of East Cedar Street (#12), 300 feet west of Prospect Avenue, Central Islip, NY (0500-121.00-03.00-139.000)
- 6:00 P.M. (587-19)** **STEVEN PALMA** - permission to leave detached garage (11.7' x 20') not having 20 feet behind front line of dwelling and to leave shed having front yard (through lot) of 15.8 feet instead of required 60 feet, Res. AA District, northwest corner of Somerset Drive (#94) and Buckingham Drive (through lot to Furrows Road), Holbrook, NY (0500-068.00-05.00-006.000)
- 6:30 P.M. (588-19)** **HASSAN MUHAMMAD and LAURA DONOHUE** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, to leave accessory structure having front yard (through lot) of 3.4 feet instead of required 35.97 feet, and retaining wall having 2.5 feet setback instead of required 4 feet, Res. B District, west side of Paris Court (#130), opposite westerly terminus of Le-At Lane (through lot to Babylon-Northport Expressway), West Islip, NY (0500-435.00-02.00-008.001)
- 6:30 P.M. (589-19)** **OSCAR A. GUERRERO** - permission to leave carport having side yard of 7 feet instead of required 14 feet, to leave portico having front yard of 13 feet instead of required 25 feet, to leave patio having rear yard of 0.8 feet instead of required 4 feet and to relocate driveway to side property line not having required setback of 4 feet, , west side of Saxon Avenue (#1354), 140 feet south of Harrisburg Street, Bay Shore, NY (0500-270.00-01.00-006.005)

**Adjourned from July 23, 2019**

- 6:30 P.M. (537-19) PATRICIA and FAMOUS WILSON** - permission to leave expanded dwelling having front yard of 38.3 feet instead of required 50 feet on lot having width of 75 feet instead of required 100 feet and lot area of 7,500 sq. feet instead of required 20,000 sq. feet, Ind 1 District, west side of Harrison Avenue (#1739), 250 feet south of South 1st Street, Bay Shore, NY (0500-180.00-01.00-024.000)
- 6:30 P.M. (590-19) JOHN T. and THERESA PAPKA** - permission to leave two one-story additions (10.2' x 29.3') and (7' x 17.8') having rear yards of 6 feet and 20 feet instead of required 25 feet each, and to leave 6 foot fence having second front yard of 3.7 feet instead of required 10 feet, Res. A District, southeast corner of Southport Street (#350) and 13th Avenue, Ronkonkoma, NY (0500-102.00-02.00-018.001)
- 6:30 P.M. (591-19) ROBERT and SUSAN HERZHAUSER** - to renew permit for accessory apartment pursuant to Section 68-616, Res. AA District, west side of Artic Avenue (#958), southwest corner of Connetquot Avenue, Bohemia, NY (0500-234.00-02.00-010.002)
- 6:30 P.M. (592-19) NICHOLAS J. and KARA MICHELLE CIANCIOTTI** - permission to erect second story addition (21' x 30') and second story roofed-over balcony (21' x 14') both leaving side yard of 21.66 feet instead of required 25 feet, total side yards of 39.6 feet instead of required 60 feet, roofed-over porch (48' x 6.6') leaving side yard of 20 feet instead of required 25 feet, total side yards of 50 feet instead of required 60 feet, front yard of 40.91 feet instead of permitted encroachment setback of 42 feet, Res. AAA District, west side of Smith Avenue (#370), 1,791.79 feet south of Maple Street, Islip, NY (0500-422.00-02.00-031.000)
- 6:30 P.M. (593-19) DMITRY and KATHERINE FURMAN** - permission to erect one story addition (15.9' x 16.5') leaving side yard of 17.8 feet instead of required 25 feet, Res. AAA District, northeast corner of Macarthur Boulevard (#431) and John Street, Hauppauge, NY (0500-004.00-02.00-011.000)
- 7:00 P.M. (594-19) CHRISTOPHER and DEIRDRE CLARK** - permission to erect second story addition (27.6' x 53.9') leaving side yard of 11.6 feet instead of required 14 feet, total side yards of 26.1 feet instead of required 28 feet and floor area ratio of 29.47% instead of permitted 25%, Res. B District, north side of High Street (#37), 473 feet east of Johnson Avenue, Sayville, NY (0500-306.00-03.00-011.000)
- 7:00 P.M. (595-19) TIMOTHY BEAUMONT** - permission to leave accessory structure (13.5' x 22.2') having side yard of 1.6 feet instead of required 4 feet, Res. AAA District, east side of The Helm (#136), 355 feet south of The Moor, East Islip, NY (0500-464.00-01.00-013.000)

**7:00 P.M. (596-19) ALL NATIONS SERVICES INC** - permission to erect two story addition leaving front yard of 39.42 feet instead of required 40 feet and to erect second two story addition, all having floor area ratio of 33% instead of permitted 25%, and to install driveway leaving side yard of 0.5 feet instead of required 4 feet, Res. A District, west side of Viking Drive (#6), 104.89 feet north of Cutter Court, West Islip, NY (0500-484.00-01.00-011.000)

**7:00 P.M. (597-19) 68-78 RIVER ROAD, LLC** - permission to leave 6 foot fence on front property line not having required setback of 15 feet, Bus 3 District, west side of River Road (#68-78), 207.41 feet north of Browns River Road, Sayville, NY (0500-431.00-05.00-033.000)

**7:00 P.M. (598-19) STEVEN E. and BROOKE NUTTER** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 leaving gross floor area of 899.5 sq. feet instead of permitted 800 sq. feet and driveway width of 23 feet instead of permitted 18 feet, and to leave patio on side property line not having required setback of 4 feet, Res. AA District, west side of Westwind Drive (#20), 411.25 feet southwest of Ocean Avenue, Bohemia, NY (0500-278.00-02.00-015.000)

**Adjourned from June 4, 2019**

**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 37.9% 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. (599-19) IBRAHAM REALTY CORP.** - permission to erect 2 one story additions (5' x 10' and 3' x 10') and second story addition (20.7' x 10') on side property line not having required setback of 10 feet, Bus 1 District, southeast corner of Montauk Highway (#1410) and West Shore Drive, Oakdale, NY (0500-325.00-04.00-016.000)

**Adjourned from July 23, 2019**

**7:30 P.M. (539-19) YNGRID JORGE** - permission to leave roofed-over patio having side yard of 1.4 feet instead of required 14 feet, resulting in floor area ratio of 32.2% instead of permitted 25%, to leave brick walk on side property line not having required setback of 4 feet and to leave 2 sheds: Shed #1- having rear yard of 1.1 feet instead of required 4 feet and Shed #2- having rear yard of 0.9 feet instead of required 4 feet, Res. B District, west side of Front Avenue (#168), 150 feet north of Stuben Street, Brentwood, NY (0500-162.00-02.00-056.000)

- 7:30 P.M. (600-19)** **JAMES and MELISSA COLLINS** - permission to erect second story addition (28.8' x 35.5') leaving side yards of 10.2 feet and 11.1 feet instead of required 14 feet each, total side yards of 21.3 feet instead of required 28 feet and floor area ratio of 32% instead of permitted 25%, and to leave shed having side yard of 1.9 feet instead of required 2 feet, Res. B District, north side of Elm Street (#31), 425 feet west of Ferndale Boulevard, Islip, NY (0500-320.00-02.00-085.000)
- 7:30 P.M. (601-19)** **ADAN GUEVARA and VIRGILIO ROMERO** - to renew permit for accessory apartment pursuant to Section 68-616, Res. B District, north side of Palmer Street (#141), 340.42 feet south and west of O'Rourke Street, Brentwood, NY (0500-185.00-03.00-072.011)
- 7:30 P.M. (602-19)** **YANCI RAMOS, DEYSI ESCOBAR DE RAMOS and JAVIER RAMOS** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1 and to leave accessory building (7' x 26.5') having side yard of 3 feet instead of required 4 feet, Res. A District, north side of Yarnell Street (#81), 600 feet east of Nimitz Avenue, Brentwood, NY (0500-136.00-01.00-058.000)
- 7:30 P.M. (603-19)** **JORGE and MARIA SAYERS** - permission to leave deck having rear yard of 3 feet and patio having rear yard of 1 foot instead of required 4 feet each, to leave attached sheds (7.6' x 10') and (6.5' x 7.8') on side property line not having required setback of 4 feet and to leave roofed-over patio having rear yard of 10 feet instead of required 25 feet, Res. B District, south side of Hillside Lane (#35), 65.55 feet east of Cloverlook Lane, Central Islip, NY (0500-057.00-03.00-032.000)
- 8:00 P.M. (604-19)** **JUAN C. and MARIA M. RODRIGUEZ** - to renew permit for accessory apartment pursuant to Section 68-616, Res. AA District, east side of Nimbus Road (#167), 220.37 feet south of Cirrus Road, Holbrook, NY (0500-177.00-04.00-005.000)
- 8:00 P.M. (605-19)** **MARLENY MATEO** - to renew permit for accessory apartment pursuant to Section 68-616, Res. B District, northwest corner of Brentwood Road (#1608) and Vermont Avenue, Bay Shore, NY (0500-225.00-02.00-081.000)
- 8:00 P.M. (606-19)** **ELDA MARINA RAMIREZ** - to renew permit for accessory apartment pursuant to Section 68-616, , north side of 5th Avenue (#21), 100 feet east of Third Street, Brentwood, NY (0500-160.00-01.00-058.000)
- 8:00 P.M. (607-19)** **ELMER MAURICIO LARA RAYMUNDO** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. B District, south side of Walton Street (#36), 150 feet east of Lincoln Street, Brentwood, NY (0500-050.00-05.00-073.000)