

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, December 03, 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: 11/22/2019
Islip, New York

John M. Lorenzo, Chairman
Zoning Board of Appeals

6:00 P.M. (873-19) DONALD T. and DEBRA J. DOWDELL - to renew permit for two family, family use only, Res. AA District, southeast corner of Kenwood Drive (#52) and Sunrise Highway, Bohemia, NY (0500-146.00-03.00-049.000)

Adjourned from November 12, 2019

6:00 P.M. (814-19) JAMES and MELISSA BRITZ - to renew permit for two family, family use only, Res. AA District, north side of Marseille Path (#515), 388.59 feet west of Lincoln Avenue, Sayville, NY (0500-281.00-03.00-016.007)

6:00 P.M. (874-19) EDWIN GARCIA NAJARRO and OLGA GARCIA - permission to renew and transfer accessory apartment permit to a subsequent property owner pursuant to Section 68-616 and 68-618, Res. B District, southeast corner of Timberline Drive (#101) and Second Avenue, Brentwood, NY (0500-139.00-01.00-057.000)

6:00 P.M. (875-19) EMANUELE and ANTOINETTE QUARANTINO - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1 and to leave shed having side yard of 1.9 feet instead of required 2 feet, Res. B District, south side of Victory Drive (#174), west of West 8th Street, Ronkonkoma, NY (0500-494.00-03.00-049.001)

6:00 P.M. (876-19) KRISTY NATALE and ERIK CARLSON - permission to erect second story addition (21' x 42.3' Irrg.) leaving front yard of 38.8 feet instead of required 40 feet and side yard of 13 feet instead of required 14 feet, addition resulting in new dwelling pursuant to Town Code section 68-3, leaving front yard of 38.8 feet instead of required 40 feet and side yard of 13 feet instead of required 14 feet, to leave hot tub not having required 6 foot building separation and to leave driveway having side yard of 0.2 feet instead of required 4 feet and front yard occupancy of 36.94% instead of permitted 35%, Res. A District, west side of Hyman Avenue (#1118), 150 feet south of Runyon Street, Bay Shore, NY (0500-390.00-01.00-085.000)

6:00 P.M. (877-19) PETER and LAURA GLASS - permission to leave air conditioning units having second front yard of 39.1 feet instead of required 55 feet, Res. AAA District, northeast corner of Lawrence Lane (#17) and Manatuck Boulevard, Bay Shore, NY (0500-441.00-01.00-044.005)

- 6:00 P.M. (878-19) KEVIN and IDELLE F. HARRINGTON** - permission to leave pool deck having side yard of 3.6 feet instead of required 6 feet, Res. B District, northeast corner of Wildwood Road (#305) and Port Avenue, Ronkonkoma, NY (0500-031.00-04.00-126.000)
- 6:00 P.M. (879-19) NICHOLAS and DANIELLE SEVERINO** - permission to install inground pool leaving front yard (through lot) of 14 feet instead of required 53.45 feet, pool equipment on slab leaving front yard of 2 feet instead of required 53.45 feet, pool patio leaving front yard of 6 feet instead of required 40 feet, to leave shed having front yard of 36.5 feet instead of required 69.45 feet and to install 6 foot fence on front property line not having required setback of 15 feet, Res. A District, east side of Anchorage Drive (#167), 275.62 feet south of Snedecor Avenue (through lot to Robert Moses Causeway), West Islip, NY (0500-479.00-01.00-050.000)
- 6:00 P.M. (880-19) DENNIS J. and BARBARA J. FAHERTY** - permission to install inground pool leaving front yard (through lot) of 14.1 feet instead of required 44.1 feet, to leave pond having front yard of 50 feet instead of required 60.14 feet and side yard of 10 feet instead of 14 feet, to leave court having side yard of 2.8 feet instead of required 4 feet and to leave two sheds: Shed 1- having side yard of 3.4 feet instead of required 4 feet and Shed 2- having front yard of 47 feet instead of required 60.1 feet, Res. A District, west side of Gladstone Avenue (#40), 185 feet north of Finley Place (through lot to Robert Moses Causeway), West Islip, NY (0500-468.00-05.00-006.000)
- 6:00 P.M. (881-19) SHAFQAT KHAN, ROOHUL AMEEN and IFTIKHAR UL HAQ** - permission to leave roofed-over patio having side yard of 14.9 feet instead of required 18 feet, Res. AA District, south side of Bailey Avenue (#34), 141.27 feet west of E. Third Avenue, Bay Shore, NY (0500-245.00-02.00-063.000)
- 6:00 P.M. (882-19) WILMAR and ADRIANA GALEAS** - permission to leave roof-over outdoor barbeque (12' x 16') on side property line not having required setback of 4 feet, Res. A (278) District, north side of Millay Lane (#71), 485 feet east of Abbey Lane, Bay Shore, NY (0500-291.00-01.00-014.018)
- 6:00 P.M. (883-19) KHAME SINGH** - permission to leave awning having second front yard of 27 feet instead of required 30 feet and to leave 6 foot fence on property line not having required setback of 10 feet, Res. AA District, southwest corner of Brightshore Boulevard (#1546) and Hemlock Drive, Bay Shore, NY (0500-223.00-01.00-058.000)
- 6:30 P.M. (884-19) SUFFOLK REAL ESTATE SOLUTIONS, INC.** - permission to leave pool patio having side yard of 2 feet instead of required 6 feet and rear yard occupancy of 37.6% instead of permitted 30%, Res. B District, east side of Charter Oaks Avenue (#207), 75 feet south of Newman Street, Brentwood, NY (0500-162.00-04.00-058.000)

6:30 P.M. (885-19) MARK and DEBRA LANG - permission to leave deck (6' x 18') having front yard of 20 feet instead of permitted encroachment setback of 24 feet, Res. A District, south side of Manhattan Boulevard (#86), 1,783.33 feet east of Charles Street, Islip Terrace, NY (0500-252.00-01.00-014.000)

6:30 P.M. (886-19) DAVID and FRANCES CENERELLI - permission to erect one story addition (27' x 30.3') leaving front yard of 41 feet instead of required 50 feet and side yard of 20 feet instead of required 25 feet, Res. AAA (278) District, west side of Church Road (#143), 1,296.83 feet north of Leaside Drive, Great River, NY (0500-427.00-02.00-012.000)

Adjourned from October 29, 2019

6:30 P.M. (807-19) CHRISTOPHER and BRITTANY CATALANO - permission to leave roofed-over pool equipment addition having side yard of 7.7 feet instead of required 14 feet and to leave outdoor service bar on patio having side yard of 1.5 feet instead of required 4 feet, Res. A District, west side of Pace Drive South (#176), 4,183.72 feet south of Montauk Highway, West Islip, NY (0500-484.00-04.00-005.000)

6:30 P.M. (887-19) ALFRED J. and LOUISE A. DISTEFANO - permission to install window well leaving side yard of 7.5 feet instead of permitted encroachment setback of 11 feet, Res. B District, west side of Washington Place (#2018), 101.28 feet south of Muncey Road, West Islip, NY (0500-362.00-04.00-055.000)

6:30 P.M. (888-19) LISA OMEIS - permission to leave inground pool having front yard (through lot) of 48.2 feet instead of required 52 feet, driveway having side yard of 0.6 feet instead of required 4 feet and 6 foot fence on front property line not having required setback of 15 feet, Res. AA District, east side of Chateau Drive (#39), 22.92 feet north of Idle Hour Boulevard (through lot to Mansion Avenue), Oakdale, NY (0500-324.00-04.00-014.000)

6:30 P.M. (889-19) PATRICK E. and AMY C. GRADY - permission to leave shed (10' x 14') having front yard of 8.5 feet instead of required 45.7 feet, Res. B District, west side of Claas Avenue (#1690), 710.34 feet north of Furrows Road, Holbrook, NY (0500-067.00-01.00-078.000)

Adjourned from October 1, 2019

7:00 P.M. (710-19) MICHAEL F. and JULIA L. WESTBAY - permission to erect second story addition (10.5' x 22.9') leaving front yard of 25.8 feet instead of required 40 feet and floor area ratio of 29.9% instead of permitted 25%, to leave pool deck having rear yard of 6.7 feet and side yard of 8.7 feet instead of required 10 feet each, to leave patio having side yard of 1 foot instead of required 4 feet and to leave 2 sheds: Shed #1- not having 20 feet behind front line of dwelling and Shed #2- having rear yard of 1.4 feet and side yard of 1.2 feet instead of required 2 feet each, Res. A District, north side of Manhattan Boulevard (#19A), 175 feet west of Lodi Street, Islip Terrace, NY (0500-251.00-02.00-089.000)

- 7:00 P.M. (890-19) ADRIANA V. YOUNG, TRUSTEE, ANTONIETTA DISTEFANO IRREVOCABLE TRUST** - permission to leave roof-over patio (16' x 26') having side yard of 1.5 feet instead of required 14 feet, Res. A District, west side of Thompson Drive (#934), 80 feet south of Bardolier Lane, Bay Shore, NY (0500-438.00-03.00-076.000)
- 7:00 P.M. (891-19) RAFAEL and MARIA MANUELA RAMOS** - permission to leave one story addition to detached garage (16' x 18.4') having side yard of 4 feet instead of required 10 feet, to leave patio having side yard of 1 foot and on side property line not having required setback of 4 feet each and to leave shed having rear yard of 1 foot instead of required 2 feet, Res. A District, west side of N. Thompson Drive (#1528), 387.5 feet south of Lakeland Street, Bay Shore, NY (0500-265.00-01.00-077.000)
- 7:00 P.M. (892-19) SHAWN and ALISON KILMURRAY** - permission to leave cabana (10.3' x 19.7') with roof-over on side property line not having required setback of 4 feet, Res. AAA (278) District, north side of Quail Run (#36), 775.26 feet west of Sandpiper Lane, East Islip, NY (0500-425.00-01.00-001.000)
- 7:00 P.M. (893-19) SUSAN and TIMOTHY A. GRANT** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 having visible second front door in violation of Section 68-610 (B) and to leave driveway having front yard occupancy of 62.1% instead of permitted 35%, Res. B District, southeast corner of Mohican Avenue (#71) and Iroquois Street, Ronkonkoma, NY (0500-020.00-02.00-045.000)
- 7:00 P.M. (894-19) CHRISTOPHER and DEBORAH NORMAN** - permission to leave one story addition (12' x 21.9' garage attached by breezeway) having side yard of 11 feet instead of required 18 feet, Res. AA District, west side of East Forks Road (#1602), 122.38 feet north of Drayton Avenue, Bay Shore, NY (0500-246.00-01.00-005.001)
- 7:30 P.M. (895-19) DENNIS M. and VICTORIA ARTHURS** - permission to erect one story addition (16' x 32.5' Irrg.) leaving side yard of 10 feet instead of required 14 feet, Res. AA (278) District, west side of Thunder Road (#40), 691.81 feet south of Greenbelt Parkway, Holbrook, NY (0500-196.00-03.00-020.000)
- 7:30 P.M. (896-19) NORMA GUILLEN REYES** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. B District, south side of Peach Street (#14), 330 feet east of Ferndale Drive, Central Islip, NY (0500-206.00-01.00-027.000)

- 7:30 P.M. (897-19)** **MELISSA HICKS** - permission to erect second story addition (40.3' x 32.4') with addition exceeding 50% of existing dwelling creating new structure, leaving front yard of 25.6 feet instead of required 30 feet, floor area ratio of 31.13% instead of permitted 25%, and to leave pool having rear yard of 13.7 feet instead of required 14 feet, Res. A District, northwest side of Manhattan Boulevard (#81) and 6th Street, Islip Terrace, NY (0500-252.00-01.00-006.000)
- 7:30 P.M. (898-19)** **GRAMERCY BAY, LLC** - permission to erect five story mixed use building without basement having floor area ratio of 3.22 instead of permitted 2.5, DDD District, southeast corner of 5th Avenue and Oak Street, Bay Shore, NY (0500-366.00-04.00-035.000)
- 8:00 P.M. (899-19)** **PAMELA and CHARLES, JR. GANDOLFO** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, east side of Manor Lane (#1401), 100 feet south of Fire Road, Bay Shore, NY (0500-313.00-01.00-081.000)
- 8:00 P.M. (900-19)** **JUAN and MARIA E. LOPEZ** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, west side of Freeman Avenue (#572), 177.17 feet north of Peterson Street, Brentwood, NY (0500-205.00-02.00-117.000)
- 8:00 P.M. (901-19)** **RICHARD J. and PATRICIA CANETTO PAOLICELLI** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. B District, east side of School Street (#11), 100 feet north of Udalia Road, West Islip, NY (0500-455.00-03.00-023.000)
- 8:00 P.M. (902-19)** **SHABIB and NEZROL KHAN** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, south side of Noble Street (#88), 192 feet west of Grand Boulevard, Brentwood, NY (0500-185.00-03.00-009.002)
- 8:00 P.M. (903-19)** **AVELINA A. DUQUE** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, south side of Studley Street (#132), 125 feet west of Radcliff Drive, Brentwood, NY (0500-204.00-03.00-074.000)