

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, February 25, 2020** 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: 02/14/2020
Islip, New York

John M. Lorenzo, Chairman
Zoning Board of Appeals

6:00 P.M. (146-20) ANDREW TRIOLO and MARIA LOPEZ TRIOLO - to renew permit for two family, family use only, Res. AA / AAA District, west side of Hollins Lane (#73), 204.78 feet north of Brushwood Court, East Islip, NY (0500-424.00-02.00-034.000)

6:00 P.M. (147-20) JOSEPH AND RATKA SANTIC - to renew permit for two family, family use only, Res. AA District, east side of Grissom Way (#113), 780.30 feet south of Telstar Lane, Hauppauge, NY (0500-014.00-02.00-044.000)

Adjourned from January 28, 2020

6:00 P.M. (904-19) MAURICIO RODRIGUEZ and CARLOS RIVERA - to renew permit for two family, family use only, Res. A District, south side of Kirby Lane (#10), 91.24 feet east of Dovecote Lane, Central Islip, NY (0500-079.00-03.00-038.000)

6:00 P.M. (148-20) ZAHIDA NAVIWALA and FAZAL MEHMOOD - permission to use dwelling for two-family, family use only as per Islip Town Code Section 68-419.1, Res. A District, east side of Grant Avenue (#47), 380.1 feet south of McKinley Avenue, Brentwood, NY (0500-115.00-03.00-008.000)

6:00 P.M. (149-20) ERIC and JENINE A. UNVERZAGT - permission to leave hot tub having building separation of 5 feet instead of required 6 feet, Res. A District, northwest corner of Celeste Avenue (#59) and Coates Avenue, Holbrook, NY (0500-128.00-03.00-009.000)

6:00 P.M. (150-20) DOREEN and DONALD B. MILLER - permission to leave shed having side yard of 1 foot instead of required 2 feet and to leave pool deck having rear yard of 8.4 feet instead of required 10 feet, Res. A District, east side of Bella Casa Lane (#27), 672.63 feet north of Suffolk Avenue, Central Islip, NY (0500-080.00-04.00-004.000)

6:00 P.M. (151-20) MICHAEL P. ZELMA and EDWARD W. LENSKI, III - permission to leave driveway having side yard of 0.2 feet instead of required 4 feet, Res. A District, west side of Gibbs Road (#114), 278.25 feet north of Whitetail Lane, Central Islip, NY (0500-080.00-01.00-108.000)

Adjourned from February 11, 2020

- 6:00 P.M. (121-20) ARTHUR and KATHY LANGHAUS** - permission to leave shed having front yard (through lot) of 26.5 feet and front yard of 56 feet instead of required 60 feet each, second story deck having front yard (through lot) of 20 feet instead of required 25 feet, wood fence having height of 7 feet instead of permitted 6 feet, Res. BAA District, west side of Surf Road (#800), 490 feet south of Central Roadway (through lot to Ocean Roadway), Corneille Estates, NY (0500-496.00-03.00-064.000)
- 6:00 P.M. (152-20) JASON MONTERO** - permission to leave and reconstruct portions of second story addition (12.5' x 31.83') having side yard of 13 feet instead of required 14 feet, Res. A District, east side of Gardiner Drive (#933), 80 feet south of Sixth Street, Bay Shore, NY (0500-438.00-04.00-081.000)
- 6:00 P.M. (153-20) SONIA MENDEZ ARTOLA** - permission to leave driveway having side yard of 2 feet instead of required 4 feet and front yard occupancy of 38.6% instead of permitted 35%, roof-over patio having side yard of 4.7 feet instead of required 14 feet and egress window having side yard of 10.5 feet instead of permitted encroachment of setback of 11 feet, Res. A District, south side of Garnet Drive (#18), 604.47 feet west of Wicks Road, Brentwood, NY (0500-092.00-01.00-016.000)
- 6:00 P.M. (154-20) CINDY M. BALBUENA** - permission to leave unroofed deck (5' x 19') having front yard of 10.5 feet instead of required 25 feet and decking on rear property line and having side yard of 1 foot instead of required 4 feet each, Res. B District, northeast corner of Pine Street (#53) and Madison Avenue, Brentwood, NY (0500-116.00-03.00-011.000)
- 6:00 P.M. (155-20) SAFEGUARD CREDIT COUNSELING SERVICES** - permission to leave roof overhang (4.8' x 14.9') having side yard of 7 feet instead of required 14 feet, Res. B District, south side of Willow Street (#6), 175 feet east of Lowell Avenue, Central Islip, NY (0500-142.00-02.00-062.000)
- 6:00 P.M. (156-20) LI CASH PROPERTIES, LLC** - permission to leave one story addition (10' x 18.1') having front yard of 23 feet and roof-over (7' x 6.1') having front yard of 19 feet instead of required 25 feet each, to leave one story addition (16.5' x 21.6') having side yard of 13 feet instead of required 14 feet, all having floor area ratio of 28.17% instead of permitted 25% and to leave driveway having side yard of 2.6 feet instead of required 4 feet, Res. B District, north side of Seminole Street (#231), 200 feet west of Parkway Boulevard, Ronkonkoma, NY (0500-020.00-03.00-110.000)

- 6:30 P.M. (157-20) KRISTA ELEFANTE** - permission to erect second story additions (22.4' x 28.5' & 10' x 14.5') leaving side yard of 12.8 feet instead of required 14 feet, front covered porch leaving front yard of 34.7 feet instead of required 40 feet and side yard of 12.6 feet instead of required 14 feet, leaving floor area ratio of 28.4% instead of permitted 25% and to install inground pool leaving rear and side yards of 8 feet instead of required 14 feet each, Res. A District, north side of Bay Third Street (#13), 300 feet east of South Bay Avenue, Islip, NY (0500-397.00-02.00-020.000)
- 6:30 P.M. (158-20) BRIAN MICHAEL and MARY HAFELE MAGEE** - permission to leave pigeon loft having second front yard of 6.2 feet instead of required 35 feet, Res. AA District, southwest corner of Oakwood Avenue (#290) and Railroad Avenue, Bayport, NY (0500-358.00-03.00-029.000)
- 6:30 P.M. (159-20) GERALDINE, ANTOINE, DANIEL and JACQUELINE GUERRIER** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, east side of American Boulevard (#311), 3,024.81 feet north of Commack Road, Brentwood, NY (0500-184.00-01.00-024.002)
- 6:30 P.M. (160-20) EFRAIN RUIZ** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, leaving driveway having 31.27% of lot frontage instead of permitted 24% and having side yard of 3 feet instead of required 4 feet, to leave shed having second front yard of 4 feet instead of required 27 feet and a/c unit having 2 feet behind front line of dwelling instead of required 4 feet, Res. A District, northwest side of Commack Road (#951) and Montauk Avenue, Brentwood, NY (0500-203.00-02.00-025.000)
- 6:30 P.M. (161-20) STEVEN and ELLEN SEVIER** - permission to erect one story addition (7.2' x 20.2') leaving front yard of 22.7 feet instead of required 25 feet and side yard of 9.8 feet instead of required 14 feet and portico (3' x 8') leaving front yard of 18.7 feet instead of permitted encroachment setback of 20 feet and side yard of 9.8 feet instead of required 14 feet, Res. B District, west side of Belford Avenue (#86), 200 feet north of Tillie Street, Bay Shore, NY (0500-341.00-03.00-016.000)

Adjourned from January 28, 2020

- 6:30 P.M. (069-20) RENE BONILLA** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, to leave shed having 4.8 feet behind the front line of the dwelling instead of required 20 feet and second front yard of 17.1 feet instead of required 27 feet and to leave pergola having 11.3 feet behind the front line of dwelling instead of required 20 feet, Res. A District, northeast corner of Oakland Avenue (#115) and Evergreen Avenue, Central Islip, NY (0500-097.00-02.00-066.000)

- 6:30 P.M. (162-20)** **RAYMOND P. JOSEPH** - permission to erect one story addition (10' x 17.6') leaving front yard of 33 feet instead of required 40 feet, side yard of 13.6 feet instead of required 14 feet and to leave deck on side property line not having required setback of 4 feet, Res. A District, west side of Audwin Drive (#192), 980.82 feet north of Islip Boulevard, Islip Terrace, NY (0500-295.00-02.00-040.000)
- 7:00 P.M. (163-20)** **BIBI S. KASSIM and MOHAMMAD ASHRAF** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 leaving driveway having width of 20 feet instead of permitted 18 feet, Res. AA District, north side of Spur Drive North (#395), 416.05 feet east of Fifth Avenue, Bay Shore, NY (0500-245.00-02.00-052.003)
- 7:00 P.M. (164-20)** **CELIA D. GAONA, ANTONIO JUNIOR GAONA and JESSICA ARELI GUEVARA** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, having gross floor area of 919.6 sq. feet instead of permitted 800 sq. feet, with driveway having width of 35 feet instead of permitted 18 feet and to leave two sheds not having required 20 feet behind front line of dwelling, Res. A District, south side of Osage Place (#4), 112.5 feet west of Peters Boulevard, Bay Shore, NY (0500-265.00-02.00-035.001)
- 7:00 P.M. (165-20)** **LUIGI CAPPELLINO** - permission to leave above ground pool having second front yard of 6 feet instead of required 27 feet, to relocate 6 foot fence to property line not having required setback of 10 feet, to leave shed having side yard of 0.2 feet instead of required 2 feet and and to leave roofed-over deck having rear yard of 23.2 feet instead of required 25 feet, Res. A District, northeast corner of Secatogue Lane East (#43) and Bay 8th Street, West Islip, NY (0500-478.00-02.00-062.000)
- 7:00 P.M. (166-20)** **HAROON DURRANI** - permission to leave one story addition (16.4' x 25.8') having floor area ratio of 31.79% instead of permitted 25%, to leave 4 foot fence within both corner and driveway sight triangles and to relocate shed to property line not having required setback of 4 feet, Res. B District, northeast corner of Beverly Street (#7) and Webster Road, Islip, NY (0500-270.00-03.00-076.000)
- 7:00 P.M. (167-20)** **CARLOS SOLIS** - permission to leave addition to detached garage (10' x 46.2') with gross floor area of garage (1,734 s.f.) exceeding ground floor area of dwelling (983 s.f.), all accessory structures resulting in rear yard occupancy of 32.99% instead of permitted 25%, floor area ratio of 16.49% instead of permitted 10% and to leave patio on rear property line not having required setback of 4 feet (currently encroaching over property line), Res. A District, west side of American Boulevard (#230), 1,115 feet north of Rianna Court, Brentwood, NY (0500-184.00-01.00-004.002)

Adjourned from January 14, 2020

- 7:00 P.M. (046-20) RICARDO A. and MARIA M. CARDOZA** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 with driveway having width of 27 feet instead of permitted 18 feet, to leave first story addition under second story enclosed porch (15.6' x 16') and two awnings (26' x 20.6' Irrg. and 4' x 5') resulting in floor area ratio of 34.33% instead of permitted 25% and to leave patio having side yard of 1.5 feet instead of required 4 feet, Res. B District, south side of Bluejay Court (#48), 295 feet east of Dicen Court, Brentwood, NY (0500-035.00-02.00-013.000)
- 7:30 P.M. (168-20) JOSEPH GUADAGNO** - permission to erect dwelling on lot having area of 10,000 sq. feet instead of required 20,000 sq. feet, width of 50 feet instead of required 100 feet, side yards of 10 feet instead of required 18 feet each, total side yards of 20 feet instead of required 36 feet and wetland yield calculation of 0.29 instead of required 1, to erect entry height exceeding maximum 3 feet, to install driveway having side yard of 2 feet instead of required 4 feet, and to leave retaining wall having front yard of 3 feet instead of required 4 feet, Res. AA District, east side of Vanderbilt Boulevard (#0), 250 feet north of Lockwood Avenue, Oakdale, NY (0500-351.00-02.00-050.000)
- 8:00 P.M. (169-20) EILISE and ODANYS R. FRIPPO** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. AA District, south side of Claremont Avenue (#18), 300 feet west of Stein Drive, Bay Shore, NY (0500-182.00-03.00-059.000)
- 8:00 P.M. (170-20) DALIS QUICENO, RUBEN CANALES and LUCINDA ROMERO** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. B District, southeast corner of Washington Avenue (#489) and Warren Street, Brentwood, NY (0500-051.00-02.00-001.000)
- 8:00 P.M. (171-20) MARIO SARAVIA and ANA J. CRUZ** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, northwest corner of Rigney Street (#147) and Radcliff Drive, Brentwood, NY (0500-204.00-02.00-049.000)
- 8:00 P.M. (172-20) JOHNNY E. SIFUENTES** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. B District, northwest corner of Elsie Lane (#1644) and Locust Drive, Bay Shore, NY (0500-200.00-01.00-115.000)
- 8:00 P.M. (173-20) MICHELLE and VINCENT J. GRIPPO** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, west side of Gettysburg Drive (#10), 170.38 feet north of Church Street, Holbrook, NY (0500-215.00-02.00-041.000)
- 8:00 P.M. (174-20) MIGUEL and ADRIANA CORDOVA** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, southeast corner of 40th Street (#20) and Broadway, Islip, NY (0500-270.00-04.00-005.000)

8:00 P.M. (175-20) THOMAS J. FEY, JR. and CHRISTINE F. TEBBEN , TRUSTEES of the THOMAS J. and LORRAINE FEY FAMILY TRUST - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, east side of Cotter Street (#73), 300 feet north of Altmar Avenue, West Islip, NY (0500-311.00-01.00-092.000)