

Public Notice

NOTICE IS HEREBY GIVEN that due to the Novel Coronavirus (COVID-19) Pandemic and recent Executive Orders issued by the Governor, the Town of Islip Zoning Board of Appeals (the "Zoning Board") Hearing scheduled for Tuesday, May 5, 2020, at 6:00 p.m., will be held electronically via Zoom Webinar instead of an in person public hearing and will be streamed live over the internet. Instructions on how to access the Zoom Webinar and/or livestream are available on the Town's website – [www.islipny.gov](http://www.islipny.gov).

Anyone interested in providing comments to the Zoning Board on an agenda item are encouraged to do so prior to the date of the meeting by calling (631) 224-5489.

This agenda is subject to change without notice. Please contact the Zoning Board prior to the day of the hearing to confirm application scheduling.

Any disabled person who needs a sign language interpreter, auxiliary aids, special accommodations to attend this meeting or has concerns regarding accessibility to the Zoning Board Hearing, please call - CONSTITUENT SERVICES - (631) 224-5380.

JOHN M. LORENZO, ZONING BOARD OF APPEALS

Islip, New York  
April 21, 2020

**(241-20) VICTOR J. ROSARIO and VICTOR M. ROSARIO** - permission to leave pool patio having side yard of 4.8 feet instead of required 6 feet, Res. A District, east side of Martinstein Avenue (#1156), 166.66 feet south of Deer Park Street, Bay Shore, NY (0500-221.00-02.00-017.000)

**(211-20) KEITH and ANN L. WINNACOTT** - permission to leave inground pool having side yard of 13.5 feet instead of required 14 feet, Res. A District, north side of Brook Street (#127), 102.94 feet east of Amherst Road, West Sayville, NY (0500-380.00-03.00-025.000)

**(242-20) MERCY MANJARI** - permission to leave pool patio on side property line not having required setback of 6 feet, Res. B District, west side of Richland Boulevard (#1368), 100 feet south of Cherokee Drive, Bay Shore, NY (0500-314.00-02.00-097.000)

**(243-20) JOYCE M. SMITH** - permission to leave pool patio having side yard of 3 feet instead of required 6 feet and driveway on side property line not having required setback of 4 feet, Res. B District, east side of First Avenue (#437), 840.47 feet south of Davis Street, Bayport, NY (0500-309.00-04.00-052.000)

**(244-20) ANDREW CAMPBELL and CHRISTINE DOWNS-CAMPBELL** - permission to leave shed (8' x 9.87') on front property line (through lot) not having required setback of 25 feet, Res. B District, east side of Islip Avenue (#1499), 76 feet north of Lemon Street (through lot to Branch Avenue), Islip, NY (0500-163.00-04.00-067.000)

**Adjourned from March 10, 2020**

**(213-20) MIMI CANONE** - permission to leave inground pool having side yard of 14.3 feet instead of required 18 feet and driveway on side property line not having required setback of 4 feet, Res. AA (278) District, east side of Spence Avenue (#89), 1,435.69 feet north of Deerfield Court, Holtsville, NY (0500-091.00-01.00-010.007)

**(245-20) HECTOR CUEVAS and KETTY ROBLES** - permission to leave deck having rear yard of 23.5 feet instead of required 25 feet, Res. A District, southwest corner of Spur Drive South (#792) and Illinois Avenue, Bay Shore, NY (0500-268.00-02.00-028.000)

**(246-20) MARIO VARGAS and YOSSELYN RAMIREZ** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, south side of Floyd Street (#86), 572.59 feet east of Beck Court, Brentwood, NY (0500-073.00-04.00-100.000)

**(247-20) AUDREY STONE** - permission to leave porch having side yard of 13.9 feet instead of required 14 feet and shed having side yard of 1.2 feet instead of required 4 feet and not having 20 feet behind front line of dwelling, Res. A District, east side of Anchorage Drive (#151), 555 feet south of Snedecor Avenue, West Islip, NY (0500-479.00-01.00-046.000)

**(248-20) ANTHONY and MARIAN INGLE** - permission to leave pool deck having side yard of 6.2 feet instead of required 10 feet, Res. A District, west side of Haven Avenue (#118), 314.82 feet north of Springdale Drive, Ronkonkoma, NY (0500-046.00-03.00-019.000)

**(249-20) JAMIE and RICHARD BOGENSHUTZ** - permission to erect one story addition (11' x 12' lrrg.) leaving side yard of 8 feet instead of required 14 feet, Res. A District, east side of Dale Drive (#20), 517.8 feet south of Brook Street, Oakdale, NY (0500-380.00-02.00-044.000)

**(250-20) ADAM DELEO and LORRAINE YURKINS** - permission to erect second story addition (24.3' x 28.6') leaving side yards of 9.76 feet and 11.96 feet instead of required 14 feet each, total side yards of 21.72 feet instead of required 28 feet and floor area ratio of 30.99% instead of permitted 25%; addition resulting in new dwelling on lot having width of 50.01 feet instead of required 75 feet and lot area of 5,434 sq. feet instead of required 7,500 sq. feet and to leave driveway on side property line not having required setback of 4 feet, Res. B District, east side of North Ocean Avenue (#85), 383 feet south of Union Boulevard, Islip, NY (0500-370.00-01.00-043.000)

**(251-20) LUCILLE DELISE KATSCH** - permission to erect one story addition (approx. 11' x 12') leaving side yard of 7 feet instead of required 14 feet, Res. B District, south side of Homan Place, 122 feet east of Homan Avenue, Bay Shore, NY (0500-394.00-01.00-033.005)

**(252-20) LUIS M. and ALISHA N. ABREU** - permission to install inground pool leaving side yard of 10 feet instead of required 14 feet and pool patio leaving side yard of 4 feet instead of required 6 feet, Res. A District, southeast corner of Boulevard Avenue (#151) and Harvest Lane, West Islip, NY (0500-336.00-02.00-044.000)

**(253-20) NEAL HEATON, JR. and MAGGIE P. EMMA** - permission to install inground pool leaving side and rear yards of 14 feet instead of required 18 feet each and to leave 6 foot fence on second front property line not having required setback of 10 feet, Res. AA District, southeast corner of Union Street (#908) and Walnut Avenue, Bohemia, NY (0500-191.00-01.00-020.000)

**(278-20) MARIA N. SANCHEZ** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, to leave driveway having front yard occupancy of 40.88% instead of permitted 35%, to leave pond (11' x 14') located in front yard when only permitted in rear yard, Res. AA District, north side of Oklahoma Avenue (#19), 100 feet west of Stein Drive, Bay Shore, NY (0500-201.00-02.00-050.000)

**(279-20) MEYLIN J. LAINEZ** - permission to leave roof-over patio (13.9' x 19.25') having side yard of 8.5 feet instead of required 14 feet, roof-over creating floor area ratio of 25.7% instead of permitted 25%, to establish accessory apartment pursuant to Islip Town Code Section 68-602; driveway on side property line instead of required 4 feet and having width of 11 feet instead of required 18 feet, Res. B District, south side of Perry Street (#2), 550 feet west of Lincoln Avenue, Brentwood, NY (0500-050.00-03.00-002.000)

**(254-20) VICTOR and DORIS G. AYALA** - permission to leave second story deck having rear yard of 24 feet with landing having rear yard of 19 feet instead of required 25 feet each, to leave shed having side yard of 1 foot instead of required 2 feet and having 6 feet behind the front line of dwelling instead of required 20 feet and to leave patio having side yard of 1.5 feet and rear yard of 3 feet instead of required 4 feet each, Res. B District, north side of Junard Drive (#83), 62 feet east of Ohio Avenue, Bay Shore, NY (0500-292.00-03.00-004.000)

**(255-20) J&G HOMES SOLUTIONS LLC** - permission to leave one story roofed area having side yard of 1 foot instead of required 14 feet and cellar entrance having side yard of 5 feet instead of the permitted encroachment setback of 8 feet, RRD District, east side of Peters Boulevard (#48), 138.91 feet south of Potters Boulevard, Central Islip, NY (0500-141.00-01.00-038.006)

**(257-20) VALERIE and ROBERT A. SPARKES, JR.** - permission to leave raised dwelling having first floor height of 12.8 feet instead of permitted 9 feet, Res. A District, northeast corner of Hollywood Drive (#119) and (Not Open) Hollywood Drive, Oakdale, NY (0500-376.00-03.00-019.000)

**Adjourned from February 25, 2020**

**(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)

**(258-20) VALENTINUS BRINKMANN** - permission to reconstruct attached garage leaving side yard of 3.9 feet instead of permitted 14 feet, total side yards of 19.5 feet instead of required 28 feet, to leave driveway having side yard of 2 feet and patio on side property line instead of required 4 feet each, Res. B District, north side of West Avenue (#43), 833.7 feet south of Montauk Highway, West Sayville, NY (0500-429.00-01.00-003.000)