

## 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, February 02, 2021** 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 is 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.

Dated: 01/22/2021  
Islip, New York

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

**6:00 P.M. (057-21) ELIZABETH McCARTHY** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 and to leave egress window having front yard of 20.5 feet instead of permitted encroachment setback of 22 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. (058-21) FRANCISCO G. LOPEZ** - permission to leave detached garage (24.2' x 24.3') having side yard of 4.2 feet instead of required 10 feet, 6 foot fence on property line not having required setback of 10 feet and driveway having side yard of 1.4 feet instead of required 4 feet, Res. AA District, southwest corner of First Street (#116) and Fourth Street, Brentwood, NY (0500-160.00-01.00-045.000)

**6:00 P.M. (059-21) BRENNAN P. REGAN and DENINE M. ANDERSON-REGAN** - permission to leave shed having side yard of 0.3 feet instead of required 2 feet, Res. B District, east side of Sunset Road (#19), 422.86 feet north of Montauk Highway, Bay Shore, NY (0500-418.00-01.00-036.000)

- 6:00 P.M. (060-21) THE HAPPER 2020 IRREVOCABLE FAMILY TRUST** - permission to leave one story addition (27.1' x 30') having side yard of 14.8 feet instead of required 18 feet and to use dwelling for two family, family use only pursuant to Islip Town Code Section 68-419.1, Res. AA District, east side of Walnut Avenue (#735), 200 feet north of Kathy Lane, Bohemia, NY (0500-256.00-01.00-052.000)
- 6:00 P.M. (061-21) NOOR MEDICAL CARE PLLC** - permission to leave mixed use building having front yard of 24.5 feet instead of required 25 feet and side yard of 9.5 feet instead of required 10 feet, GST District, south side of Third Avenue (#136), 100 feet east of Fourth Street, Brentwood, NY (0500-160.00-02.00-036.000)
- 6:00 P.M. (062-21) KOBE FREMPONG and VIDA ELORM AYIM** - permission to erect second story addition (25.5' x 40") leaving side yard of 12.2 feet instead of required 14 feet, total side yards of 24.3 feet instead of required 28 feet and floor area ratio of 29.08% instead of permitted 25% and to leave shed having side yard of 1.8 feet instead of required 2 feet, Res. B District, south side of Mississippi Avenue (#56), 350 feet east of Brentwood Road, Bay Shore, NY (0500-269.00-01.00-045.000)
- 6:00 P.M. (063-21) RALPH and CHRISTINA AYASSE** - permission to establish two family, family use only pursuant to Islip Town Code Section 68-419.1, Res. AA District, west side of Brookville Avenue (#270), 175 feet south of 44th Street, Islip, NY (0500-271.00-02.00-045.000)
- 6:00 P.M. (064-21) GSM 717-725 LLC** - permission to maintain overhead doors/loading bays facing Veterans Highway and Broadway Avenue and to allow 1.5 feet of landscaping on Broadway Avenue instead of required 25 feet, ICD / IND 1, northeast corner of Broadway Avenue (#725) and Veterans Memorial Highway, Holbrook, NY (0500-217.00-02.00-008.001)
- 6:00 P.M. (065-21) GSM 717-725, LLC** - permission to install retaining/sound attenuation wall having combined height of 24.4 feet instead of permitted 6 feet, ICD / IND 1, northeast corner of Broadway Avenue (#717) and Veterans Memorial Highway, Holbrook, NY (0500-217.00-02.00-008.002)
- 6:00 P.M. (066-21) LAZ-BUR CO. LLC / TOWN OF ISLIP IDA** - permission to use barbed-wire atop perimeter fencing in violation of Section 68-406(E), ICD / IND 1, northeast corner of Broadway Avenue (#5901) and Veterans Memorial Highway, Holbrook, NY (0500-217.00-02.00-008.003)

**Adjourned from January 19, 2021**

**6:00 P.M. (040-21) DEANE CHRISTOPHER THOMAS and NATASHA SKRIPNICHENKO THOMAS -** permission to leave elevated one story dwelling having front yard of 21.3 feet instead of required 25 feet, to erect decking (over 48" high) leaving rear yard of 10 feet and side yard of 11 feet instead of required 15 feet each, to erect elevated shed having height of 20.25 feet instead of permitted 14 feet and to erect decking and one story addition, all having floor area ratio of 41% instead of permitted 30%, Res. BAA District, east side of Schooner Walk (#28), 240 feet south of Central Roadway, Summer Club Condo, NY (0500-496.00-02.00-008.025)

**Adjourned from December 8, 2020**

**6:00 P.M. (712-20) JOHN LICITRA -** permission to erect one story addition and two story addition with roof terrace leaving side yard of 10.1 feet instead of required 14 feet and to erect one story addition leaving side yard of 10.1 feet instead of required 14 feet, leaving total side yards of 20.2 feet instead of required 28 feet and to leave driveway on side property line not having required setback of 4 feet, Res. B District, north side of Easy Street (#131), 90.17 feet east of Hillside Avenue (through lot to Amelia Place), West Sayville, NY (0500-355.00-02.00-011.001)

**6:00 P.M. (067-21) CARLOS TENEZACA -** permission to leave one and two story additions resulting in floor area ratio of 29.9% instead of permitted 25% and to leave staircase and second story entrance platform having side yard of 12.9 feet instead of required 14 feet, Res. A District, east side of Winnie Lane (#47), 65.63 feet north of Tabor Street, Brentwood, NY (0500-227.00-01.00-059.000)

**6:00 P.M. (068-21) SAXON SUNRISE REALTY, LLC -** permission to install facial sign having sign area of 40.35 sq. feet instead of permitted 32 sq. feet, Bus 3 District, southeast corner of Sunrise Highway (#2052) and Saxon Avenue, Bay Shore, NY (0500-318.00-03.00-001.003)

**6:00 P.M. (069-21) JENNIFER HOFFMAN -** permission to leave semi-inground pool having side yard of 0.2 feet and rear yard of 5.7 feet instead of required 14 feet each, to leave pool deck having rear yard of 2 feet and relocate to side property line not having required setback of 6 feet each, Res. A District, south side of Capri Road (#414), 61.58 feet west of Udall Road, West Islip, NY (0500-436.00-01.00-018.000)

**6:00 P.M. (070-21) GIVENS & ASSOCIATES LLC -** permission to leave roof deck (10' x 17.5') having front yard of 8 feet instead of required 25 feet, to leave accessory building (10.2' x 16.2') attached to roofed-over hot tub having second front yard of 55 feet instead of required 60 feet and rear yard of 1 foot instead of required 10 feet, to leave outdoor shower and shed (8.2' x 10.1') having second front yard of 56 feet instead of required 60 feet and to leave deck having second front yard of 14 feet and rear yard of 1 foot instead of required 15 feet each, Res. BAA District, northwest corner of Frigate Roadway (#350) and 25' Right of Way (Philokaliala Walk), Corneille Estates, NY (0500-496.00-03.00-042.000)