

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, March 09, 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.

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: 02/26/2021
Islip, New York

John M. Lorenzo, Chairman
Zoning Board of Appeals

6:00 P.M. (155-21) SAMUEL ANINAKWA - permission to erect second story deck (8' x 13') leaving rear yard of 19.1 feet instead of required 25 feet, Res. B District, northeast corner of Ava Drive (#189) and Pine Acres Boulevard, Bay Shore, NY (0500-200.00-01.00-020.000)

Adjourned from February 9, 2021

6:00 P.M. (082-21) 260 S. GILLETTE LLC and HATAM CHESHMEHSHAHI - permission to exceed compensating excavation [Section 68-442A(3)(c)] by proposing a surplus of 331 cubic yards of fill in the flood plain and to leave retaining wall on rear property line not having required setback of 4 feet, Res. AAA District, northwest corner of South Gillette Avenue (#260) and Newport Street, Bayport, NY (0500-412.00-04.00-012.000)

6:00 P.M. (156-21) ERIN J. WARD - permission to leave roofed-over porch (5.5' x 20.5') having front yard of 19.2 feet instead of permitted encroachment setback of 20 feet, Res. B District, southwest corner of Division Avenue (#99) and E Madison Street, East Islip, NY (0500-321.00-04.00-031.000)

6:00 P.M. (157-21) JOAN EISELE COOPER - permission to leave multi-level deck having rear yard of 4.5 feet instead of required 10 feet and hot tub having rear yard of 5 feet instead of required 14 feet, Res. A District, east side of Shore Lane (#77), 1,854 feet south of Montauk Highway, Bay Shore, NY (0500-420.00-01.00-014.000)

6:00 P.M. (158-21) RICHLAINE ENHANCEMENTS, LLC - permission to erect 30 affordable senior citizen townhouses and clubhouse leaving front yard of 25.3 feet instead of required 50 feet and floor area ratio of 35.7% instead of permitted 30%, Res. C District, south side of Sunrise Highway, at westerly terminus of Rajon Road, Bayport, NY (0500-239.00-04.00-006.009)

6:00 P.M. (159-21) DAVID and TRACY WATSON - permission to erect one story addition (12.3' x 25.8') leaving side yard of 2.9 feet instead of required 14 feet and to leave shed having side yard of 1.9 feet instead of required 2 feet, Res. B District, north side of Collington Drive (#289), 144.89 feet west of Port Avenue, Ronkonkoma, NY (0500-031.00-03.00-014.000)

6:00 P.M. (160-21) ERNEST A. BAYHA, ELAINE G. BAYHA and KAREN G. BAYHA - permission to erect one story additions (26' x 28' and 4' x 22') leaving front yard of 34.43 feet instead of required 50 feet, to erect detached garage (32' x 32') having height of 19 feet instead of permitted 14 feet and door height of 10 feet instead of permitted 8 feet and to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. AAA District, easterly terminus of Montauk Avenue (#55) and Palermo Avenue, Central Islip, NY (0500-189.00-01.00-015.000)

Adjourned from February 23, 2021

6:00 P.M. (122-21) PETER and PAULETTE E. CACOPERDO - permission to erect two story addition (12' x 24') and roofed-over second story deck leaving second front yard of 18 feet instead of required 22 feet each and floor area ratio of 32.71% instead of permitted 25%, Res. A District, northeast corner of Meroke Lane (#89) and Manistee Lane, East Islip, NY (0500-400.00-01.00-039.000)

6:00 P.M. (161-21) LUIS and MIROSLABA CHAVEZ - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 and to leave above ground pool having side yard of 11 feet instead of required 18 feet, Res. AA District, east side of Lowell Avenue (#163), 209.8 feet north of Cedarhurst Street, Islip Terrace, NY (0500-209.00-01.00-040.000)

6:00 P.M. (162-21) ANGEL TENEZACA - permission to leave portico having front yard of 1.1 feet instead of required 20 feet, resulting in front yard occupancy of 44% instead of permitted 35% and to leave gravel parking area in rear yard not having required landscaping coverage of 40%, Res. AA District, north side of Suffolk Avenue (#957), 650 feet west of Willoughby Street, Brentwood, NY (0500-117.00-03.00-072.000)

6:00 P.M. (163-21) MICHAEL and KARYNE HUMPHREY - permission to erect one story addition (28.2' x 38') leaving side yard of 5.58 feet instead of required 18 feet, Res. AA District, east side of Oak Neck Lane (#81), 2,098.1 feet south of Montauk Highway, West Islip, NY (0500-475.00-02.00-013.002)

6:00 P.M. (164-21) FURROWS ROAD PROPERTIES, LLC - a special exception is requested pursuant to 68-341(I) to establish the use of a public utility and interpretations are requested as to: 1) whether utility-scale battery storage constitutes a public utility, and 2) whether proposed storage containers represent accessory structures without a principal use, Ind 1 District, north side of Furrows Road, west of Sand Hollow Road, approx. 465 feet east of Trail Blazer Court, Holbrook, NY (0500-068.00-01.00-(008.00 - 020.000))