

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, April 27, 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: 04/16/2021
Islip, New York

John M. Lorenzo, Chairman
Zoning Board of Appeals

6:00 P.M. (234-21) LUCIA DOMINGO and GIUSEPPINA MANNINA, TRUSTEES OF THE JOANNE MANNINA FAMILY IRREVOCABLE TRUST - permission to erect second story deck leaving side yard of 6.8 feet instead of required 14 feet, Res. A District, west side of Patricia Avenue (#1160), 87.5 feet south of Brancatelli Court, West Islip, NY (0500-415.00-01.00-100.000)

6:00 P.M. (235-21) MARIA SALINAS - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, to erect one story addition leaving front yard of 38.9 feet instead of required 40 feet and side yard of 13.2 feet instead of required 14 feet, to leave shed having side yard of 1 foot instead of required 2 feet and shed having side yard of 1.6 feet instead of required 2 feet, not having 20 feet behind front line of dwelling and to leave driveway having side yard of 1.6 feet instead of required 4 feet, Res. A District, east side of Brentwood Road (#1643), 283 feet north of Greg Lane, Brentwood, NY (0500-202.00-03.00-008.000)

6:00 P.M. (236-21) PROGRESSIVE HOUSING CORP. - permission to leave enclosed front porch (7.7' x 25') having side yard of 9.5 feet and second story deck having side yard of 8 feet instead of required 14 feet each, expanding nonconforming use by less than 25%, Res. B District, east side of Bay Shore Avenue (#27), 528.2 feet north of Montauk Highway, Bay Shore, NY (0500-393.00-03.00-065.000)

6:00 P.M. (237-21) MICHAEL and NANCY MELLING - permission to erect one story addition (16' x 30.1') leaving front yard of 28.6 feet instead of required 30 feet, side yard of 12.6 feet instead of required 14 feet and portico (5.1' x 7') leaving front yard of 28.2 feet instead of required 30 feet, Res. A District, east side of Pond Road (#2310), 770.78 feet north of Peconic Street, Ronkonkoma, NY (0500-086.00-01.00-043.000)

6:00 P.M. (238-21) ROSEMARIE NAPOLITANO, LIFE ESTATE and JOSEPH J. NAPOLITANO and CATHERINE NAPOLITANO - to renew permit for two family, family use only, Res. B District, west side of Illinois Avenue (#1364), 250 feet south of Dakota Avenue, Bay Shore, NY (0500-292.00-02.00-032.000)

Adjourned from April 6, 2021

6:00 P.M. (188-21) MARIA LA PAZ - to renew permit for two-family, family use only, Res. AA District, west side of Brightshore Boulevard (#1584), 980.06 feet south of Locust Drive, Bay Shore, NY (0500-223.00-01.00-051.000)

6:00 P.M. (239-21) CAROLINA CANGIALOSI - to renew permit for two-family, family use only, Res. B District, south side of Morton Street (#56), 250 feet east of Madison Avenue, Brentwood, NY (0500-074.00-04.00-081.000)

6:00 P.M. (240-21) GOMBATISTA LEGGIO - permission to erect two story dwelling on lot having lot area of 5,504.23 sq. feet instead of required 7,500 sq. feet and lot width of 50 feet instead of required 75 feet, leaving side yards of 13.2 feet instead of required 14 feet each, total side yards of 26.4 feet instead of required 28 feet and floor area ratio of 30.1% instead of permitted 25%, Res. B District, north side of Benjamin Street (#23), 466 feet west of Fourth Avenue, Bay Shore, NY (0500-366.00-03.00-048.000)

6:00 P.M. (241-21) JOSEPH ANTONUCCI and DANIELLE N. CIRIMELLO - permission to leave pool having side yard of 12.8 feet instead of required 14 feet, Res. A District, west side of Gladstone Avenue (#106), 2,672.6 feet north of Finley Place, West Islip, NY (0500-437.00-02.00-144.000)

6:00 P.M. (242-21) MARIO DePINTO, BRIAN J. and APRIL M. BURFEIND - permission to erect one story addition (4' x 33') leaving rear yard of 18 feet and one story addition (14' x 16') leaving rear yard of 24.7 feet instead of required 25 feet each and to install pool patio leaving side yards of 4 feet instead of required 6 feet each, Res. B (278) District, northeast corner of Shadow Grove Lane (#112) and Green Belt Parkway West, Holbrook, NY (0500-177.00-07.00-013.000)

Adjourned from July 7, 2020

- 6:00 P.M. (401-20) MARIA D VIEYRA SANCHEZ** - permission to erect one story addition (25.8' x 34.3' Irrg.) and roofed-over entrances leaving rear yard of 22.4 feet and cellar entrance leaving rear yard of 23.4 feet instead of required 25 feet each, to establish accessory apartment pursuant to Islip Town Code Section 68-602 and to leave 6 foot fence on second front property line not having required setback of 10 feet and having 7 feet from street pavement edge instead of required 8 feet, Res. A District, northwest corner of Garden City Street (#59) and Martinstein Avenue, Bay Shore, NY (0500-242.00-02.00-087.000)
- 6:00 P.M. (243-21) ROBERT J. and ELIZABETH E. BRICKER** - permission to erect one story addition, second story addition and to alter roofline leaving side yard of 10.1 feet instead of required 14 feet, total side yards of 27.2 feet instead of required 28 feet and floor area ratio of 33.92% instead of permitted 25%, to erect trellis leaving rear yard of 22.5 feet instead of required 25 feet and to install driveway leaving side yard of 1.3 feet instead of required 4 feet, Res. B District, west side of Nancy Drive (#24), approx. 300 feet west of Handsome Avenue, Sayville, NY (0500-430.00-07.00-034.000)
- 6:00 P.M. (244-21) CHRISTINE SCHMOGER** - permission to erect roofed-over porch (5' x 42.8') leaving side yard of 10 feet instead of required 14 feet, Res. B District, southeasterly terminus of Tex Court (#16), 340.9 feet east of Grant Avenue, Islip, NY (0500-319.00-03.00-045.003)
- 6:00 P.M. (245-21) FAIRFIELD COURTYARD AT BOHEMIA LLC** - permission to leave 12 roofed-over porticos leaving front yard of 34.7 feet instead of required 50 feet, Res. CA District, northwest corner of Island Boulevard (#47-55) and Smithtown Avenue, east of Walnut Avenue, Bohemia, NY (0500-279.00-02.00-005.000)
- 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%, 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. (246-21) ANTHONY C. and KRISTA A. SABATINO** - permission to reconstruct and enlarge second story deck leaving side yard of 6.7 feet instead of required 15 feet and floor area ratio of 42.8% instead of permitted 30%, to leave hot tub having front yard of 51 feet instead of required 60 feet and 6 foot fence having second front yard of 2 feet instead of required 10 feet and on front yard property line not having required setback of 15 feet, Res. BAA District, southeast corner of Shore Walk (#20) and Sea Breeze Walk, Atlantique, NY (0500-495.00-01.00-021.000)

Adjourned from April 6, 2021

- 6:00 P.M. (199-21) RAUL M. GARCIA-RIVERA and ORBELINA D. GARCIA-DELGADO** - permission to leave one story addition (12.1' x 25.4') having side yard of 3 feet instead of required 14 feet and to leave driveway on side property line not having required setback of 4 feet, Res. A District, east side of Wicks Road (#371), 105.95 feet south of Heyward Street, Brentwood, NY (0500-072.00-01.00-020.000)
- 6:00 P.M. (247-21) MEGHAN P. and DENNIS M. HAUGHNEY, JR.** - permission to erect second story additions leaving side yard of 9.8 feet instead of required 14 feet, total side yards of 24.7 feet instead of required 28 feet and floor area ratio of 32.5% instead of permitted 25%, Res. B District, west side of Sunset Road (#32), 846.78 feet north of West Main Street, Bay Shore, NY (0500-418.00-01.00-019.000)
- 6:00 P.M. (248-21) LAKELAND FIRE DISTRICT** - permission to erect two story building leaving height of 44.94 feet instead of permitted 35 feet, accessory building leaving a rear yard of zero instead of required 10 feet, accessory structure (diesel tank) leaving front yard of 12.9 feet instead of the required 35 feet, overall site landscaping of 14% instead of the required 20%, front yard landscaping of 6.1% instead of required 10%, front yard landscaping depth of 2 feet instead of the required 8 feet, shed 9.8 feet to the property line located in the residential buffer, buffer areas of 15.4 feet and zero instead of 25 feet each and 6 foot fence not having setback of 5 feet from street pavement edge, Ind 1 District, north side of Johnson Avenue (#929), 200 feet west of Locust Avenue, Ronkonkoma, NY (0500-063.00-01.00-003.001)
- 6:00 P.M. (249-21) DOMINICK and ASHLEY CINQUEMANI** - permission to install inground pool leaving side and rear yards of 10 feet instead of required 18 feet each and to leave detached garage (26.08' x 24.25') having side yard of 4.08 feet and rear yard of 5.79 feet instead of required 10 feet each, Res. AA (278) District, east side of Julbet Drive (#97), 520.57 feet north of Sunrise Drive, Sayville, NY (0500-282.00-01.00-007.000)