

## Public Notice

**NOTICE IS HEREBY GIVEN** that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, June 21, 2022** 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: 06/10/2022  
Islip, New York

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

- 6:00 P.M. (438-22)** **JONATHAN and JESSICA BARBIERI** - permission to leave above ground pool having rear yard of 9.3 feet instead of required 10 feet, Res. A District, southwest corner of Foxglove Road (#2) and Carnation Road, West Islip, NY (0500-436.00-01.00-058.000)
- 6:00 P.M. (439-22)** **JAMIE T. and SEAN K. HENSHAW** - permission to leave 2 egress windows having side yard of 9.8 feet instead of required 14 feet and to leave shed having front yard (through lot) of 19.3 feet instead of required 25 feet and side yard of 0.2 feet instead of required 2 feet, Res. A District, north side of Haynes Avenue (#127), 162.55 feet west of Watts Place (through lot to Watts Place), West Islip, NY (0500-311.00-03.00-084.000)
- 6:00 P.M. (440-22)** **CAROLINE E. OLSEN and CHRISTOPHER J. ARNOLD** - permission to leave inground pool having side yard of 9.2 feet instead of required 10 feet, to leave pool patio having side yard of 1.3 feet and rear yard of 4 feet instead of required 6 feet each and to leave patio having rear yard of 3 feet instead of required 4 feet, Res. B District, northwest corner of Raleigh Lane (#161) and Ardys Court, West Islip, NY (0500-435.00-01.00-035.000)
- 6:00 P.M. (441-22)** **JONATHAN NEMECEK** - permission to leave shed having 16 feet behind front line of dwelling instead of required 20 feet, Res. AA District, west side of Walnut Avenue (#1278), 679.15 feet south of Union Street, Bohemia, NY (0500-190.00-03.00-017.004)
- 6:00 P.M. (442-22)** **JENNIFER SCHULKEN** - permission to leave pool deck having rear yard of 4 feet and pool equipment having rear yard of 3.5 feet instead of required 6 feet each and to leave driveway on side property line not having required setback of 4 feet, Res. B District, east side of Alwick Avenue (#569), 1,087.05 feet south of Burling Lane, West Islip, NY (0500-468.00-01.00-022.000)

- 6:00 P.M. (443-22) DANIEL and MICHELLE ROMAN** - permission to leave above ground pool having side yard of 8 feet instead of required 10 feet, having 11 feet behind front line of dwelling instead of required 20 feet, pool deck having side yard of 3.1 feet instead of required 14 feet, shed on property line not having required setback of 20 feet and 6 foot fence on property line not having required setback of 10 feet, Res. B District, southwest corner of Everdell Avenue (#548) and Edmore Avenue, West Islip, NY (0500-467.00-03.00-020.000)
- 6:00 P.M. (444-22) LAZARO ESCOBAR** - permission to leave one story addition resulting in floor area ratio of 35.8% instead of permitted 25%, Res. B District, east side of Junard Drive (#109), 60.5 feet north of California Avenue, Bay Shore, NY (0500-292.00-03.00-009.000)
- 6:00 P.M. (445-22) SOUTH SHORE UNIVERSITY HOSPITAL** - permission to erect building addition with mechanical and electrical penthouse resulting in 7-story building instead of permitted 6 stories, DDD District, northwest corner of East Main Street (#301) and North Montgomery Avenue, Bay Shore, NY (0500-394.00-01.00-008.004)
- 6:00 P.M. (446-22) ANTONIO GUEVARA** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, to leave carport having 1 foot behind front line of dwelling instead of required 20 feet and to leave shed having side yard of 2.3 feet and rear yard of 2.4 feet instead of required 4 feet each, Res. A District, south side of Ridge Avenue (#28), 175 feet east of Prospect Street, Central Islip, NY (0500-101.00-01.00-053.002)
- 6:00 P.M. (447-22) JOHN HOCHADEL** - permission to establish two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. AA District, east side of Trail Blazer Court (#15), 389.83 feet north of Furrows Road, Holbrook, NY (0500-068.00-01.00-007.017)
- 6:00 P.M. (448-22) CHRISTOPHER S. BISULCA** - permission to leave chicken coop having side yard and rear yard of 9 feet instead of required 10 feet each and to expand driveway to side property line not having required setback of 4 feet, Res. A District, north side of Tracy Lane (#51), 237.42 feet east of Country Village Lane, East Islip, NY (0500-400.00-05.00-041.000)
- 6:00 P.M. (449-22) TIMOTHY S. and JENNIFER A. YEATS MACHOLZ** - permission to leave detached garage having height of 14.725 feet instead of required 14 feet, Res. B District, west side of Garfield Avenue (#90), 392.15 feet south of Brook Street, Sayville, NY (0500-382.00-02.00-031.000)
- 6:00 P.M. (153-22) LUCIO, MODESTO and DARA A. FUENTES** - permission to leave roofed-over patio having side yard of 6.7 feet instead of required 14 feet and total side yards of 22.7 feet instead of required 28 feet, Res. A District, east side of Sugarwood Lane (#217), 46 feet north of Kirby Lane, Central Islip, NY (0500-080.00-01.00-065.000)

- 6:00 P.M. (450-22)** **JAMES MALLOTT and JESSI BLOOMER** - permission to leave pool deck having side yard of 6.1 feet and rear yard of 6.7 feet instead of required 10 feet each, Res. B District, north side of Blossom Street (#387), 400 feet east of Grundy Avenue, Holbrook, NY (0500-129.00-03.00-116.000)
- 6:00 P.M. (451-22)** **MOISE and KERLINE ANGRAND** - permission to reconstruct one story addition (20.17' x 28') with egress window leaving side yards of 10.6 feet and 10.9 feet instead of required 14 feet each and total side yards of 21.5 feet instead of required 28 feet, Res. B District, south side of East Halley Lane (#63), 582.77 feet west of Hawthorne Avenue, Central Islip, NY (0500-079.00-01.00-030.000)
- 6:30 P.M. (452-22)** **MICHAEL AND MARY CANNETTI** - permission to erect 2 one story additions (5.5' x 12.7' and 12.7' x 14.5') leaving floor area ratio of 27.8% instead of permitted 25%, Res. A District, north side of Anna Court (#3), 88 feet west of Pine Avenue, West Islip, NY (0500-414.00-03.00-043.027)
- 6:30 P.M. (453-22)** **WILLIAM AND MARY SCHRODER** - permission to erect one story addition (12' x 18') leaving side yard of 10 feet instead of required 14 feet and to leave roofed-over porch having front yard of 30 feet instead of permitted encroachment setback of 34 feet, Res. A District, west side of Thompson Drive (#1334), 137.22 feet south of Howells Road, Bay Shore, NY (0500-338.00-01.00-056.000)
- 6:30 P.M. (454-22)** **ADAM and NICOLE BRUHNKE** - permission to erect one story addition (13.5' x 14.52') leaving side yard of 4.8 feet instead of required 14 feet, Res. A District, south side of Bay 6th Street (#418), 165 feet west of Center Bay Drive, West Islip, NY (0500-478.00-02.00-025.000)
- 6:30 P.M. (455-22)** **RICHARD BAKER and FAITH O'BRIEN BAKER** - permission to leave hot tub having side yard of 4 feet instead of required 10 feet, shed having side yard of 1.5 feet instead of required 2 feet and driveway on side property line not having required setback of 4 feet, Res. B District (278), east side of Gainsborough Road (#35), 245 feet south of Fallen Leaf Road, Holbrook, NY (0500-109.00-05.00-093.000)
- 6:30 P.M. (456-22)** **BRIAN and ROSIE ROSENTHAL** - permission to leave stable with roof overhang having side yard of 8.1 feet and rear yard of 8.5 feet instead of required 10 feet each and to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. AA District, west side of Roma Avenue (#24), 798.05 feet south of Connetquot Avenue, Central Islip, NY (0500-167.00-02.00-022.000)

**6:30 P.M. (457-22) BAY COTTAGE, LLC** - permission to erect roofed-over porch (8' x 24.2') leaving front yard of 17 feet instead of required 25 feet, side yards of 5.8 feet and 10 feet instead of required 14 feet each, total side yards of 15.5 feet instead of required 28 feet and floor area ratio of 32% instead of permitted 25%, Res. B District, west side of Burnett Avenue (20), 207.87 feet north of Bayview Avenue, Bay Shore, NY (0500-441.00-03.00-038.000)

**Adjourned from May 24, 2022**

**6:30 P.M. (370-22) STEVEN and STEPHANIE NEMECEK** - permission to erect two story addition (13' x 30.3') and roofed-over porch leaving side yard of 8.7 feet instead of required 14 feet and one story addition (13.2' x 14') and portico leaving total side yards of 24.6 feet instead of required 28 feet, all having floor area ratio of 27.9% instead of permitted 25%, Res. B District, west side of Roosevelt Avenue (#44), 518.7 feet north of Easy Street, Sayville, NY (0500-356.00-01.00-002.000)

**6:30 P.M. (458-22) CHRISTOPHER and AMANDA FELIX** - permission to erect second story addition (25.9' x 49.3') leaving floor area ratio of 33% instead of permitted 25%, Res. B District, east side of Hyman Avenue (#218), 380 feet south of Third Street, West Islip, NY (0500-469.00-02.00-077.000)

**6:30 P.M. (374-22) JOANNE and VINCENT SFERRAZZA** - permission to erect second story addition (14' x 23.6') leaving side yard of 7.6 feet instead of required 14 feet and floor area ratio of 34.54% instead of permitted 25% and to establish two family, family use only pursuant to Islip Town Code Section 68-419.1, Res. B District, west side of Richland Boulevard (#1428), 80 feet north of Sioux Drive, Bay Shore, NY (0500-289.00-04.00-027.000)

**Adjourned from May 10, 2022**

**7:00 P.M. (333-22) TIMOTHY and KRISTEN PHILLIPS** - permission to erect second story addition (8.4' x 50' Irrg.) leaving side yard of 7.5 feet instead of required 14 feet and front yard of 39 feet instead of required 40 feet and roofed-over porch (6' x 30.5') leaving side yard of 7.5 feet instead of required 14 feet and front yard of 33 feet instead of permitted encroachment setback of 34 feet, Res. A District, northwest corner of Arcadia Drive (#344) and Spruce Avenue, West Islip, NY (0500-414.00-02.00-034.000)

**7:00 P.M. (459-22) JOHN DERELI** - permission to erect two story dwelling on lot having effective lot area of 9,414 sq. feet instead of required 11,250 sq. feet, leaving side yard of 11 feet instead of required 14 feet, floor area ratio of 35.7% instead of permitted 25% and first floor elevation of 10.86 feet instead of permitted 9 feet, to erect retaining wall (5.35' ht.) on front property line not having required setback of 15 feet and on side property line not having required setback of 5.35 feet and to exceed compensating excavation provision 68-422A(3)(c) by proposing 249 cubic yards of surplus fill into floodplain, Res. A District, south side of Anisko Landing, 180 feet east of Blue Point Road, Oakdale, NY (0500-378.00-02.00-044.000)

**7:00 P.M. (460-22) 950 JOHNSON AVE LLC** - permission to erect two story mini storage warehouse leaving front yard of 47 feet and rear yard of 37.16 feet instead of required 50 feet each and floor area ratio of 78.42% instead of permitted 42%, Ind 1 District, south side of Johnson Avenue (#950), 100 feet east of Chestnut Avenue, Ronkonkoma, NY (0500-063.00-01.00-006.000)

**7:00 P.M. (461-22) MUNOR MANAGEMENT CORP.** - permission to erect two story mixed use building leaving arterial highway setback of 19 feet instead of required 30 feet, floor area ratio of 29.2% instead of permitted 27.5% and to install two roadway access points where a maximum of one is permitted, GST District, east side of 5th Avenue, 383.9 feet south of Spur Drive, Bay Shore, NY (0500-267.00-02.00-011.000, 012.003, 012.004)

**Adjourned from June 7, 2022**

**7:00 P.M. (422-22) J. NAZZARO PARTNERSHIP, L.P.** - permission to erect commercial building leaving side yard of 10 feet instead of the required side yard transition setback of 50 feet, to install exterior lighting leaving light trespass of 0.2 footcandles into right-of-way instead of permitted 0.05 footcandles, to exceed compensating excavation provision 68-442A(3)(c) by proposing 178.8 cubic yards of surplus fill into floodplain, Bus 1 District, southwest corner of Degnon Boulevard (#500) and Montauk Highway, Islip, NY (0500-369.00-03.00-049.005)