

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, November 29, 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: 11/17/2022
Islip, New York

John M. Lorenzo, Chairman
Zoning Board of Appeals

6:00 P.M. (868-22) **LAMONT MONROE** - permission to leave patio on side property line not having required setback of 4 feet and pool patio having side yard of 4 feet and rear yard of 5.5 feet instead of required 6 feet each, Res. B District, northeast corner of Central Boulevard (#1743) and Forrest Place, Bay Shore, NY (0500-157.00-02.00-041.003)

6:00 P.M. (869-22) **CHRISTOPHER POORE and CIERA LAWSON** - permission to leave patio on rear property line not having required setback of 4 feet and shed having side yard of 0.9 feet instead of required 2 feet, Res. B District, northwest corner of Hauser Avenue (#365) and Hummel Avenue, Holbrook, NY (0500-108.00-02.00-104.000)

6:00 P.M. (870-22) **DANNIELLE BRANTLEY CUMBERBATCH** - permission to erect second story addition leaving front yard of 23.8 feet instead of required 25 feet and floor area ratio of 26.24% instead of permitted 25%, Res. B District, west side of Lombardy Boulevard (#1352) 240 feet north of Chenango Drive, Bay Shore, NY (0500-314.00-03.00-093.000)

6:00 P.M. (871-22) **ANDREW MURRAY** - permission to leave shed having side yard of 2.9 feet instead of required 4 feet and shed having 11.3 feet behind front line of dwelling instead of required 20 feet, Res. B District, south side of Fairtown Road (#28), 600 feet west of Stein Drive, Bay Shore, NY (0500-182.00-02.00-019.000)

6:00 P.M. (872-22) **MATTHEW NARTOWICZ and DANIELLE NARTOWICZ** - permission to install inground pool leaving rear yard of 10 feet instead of required 14 feet and pool patio and pool deck resulting in rear yard landscaping of 28.8% instead of required 40%, Res. A District, north side of Marilyn Street (#211), 222.3 feet east of Country Village Lane, East Islip (0500-426.00-03.00-024.000)

6:00 P.M. (873-22) **PETER and DOROTHY SMALL** - permission to leave pool equipment having side yard of 5 feet instead of required 6 feet and shed having 9.5 feet behind front line of dwelling instead of required 20 feet, Res. B District, southeast corner of Pease Lane (#867) and Union Boulevard, West Islip, NY (0500-437.00-02.00-056.000)

6:00 P.M. (874-22) TIFFANY HAASE and DAVID HAASE - permission to erect one and two story additions leaving side yard of 5.8 feet instead of required 18 feet, total side yards of 23.8 feet instead of required 36 feet, to leave 2 sheds having side yards of 1 foot and 1.2 feet instead of required 2 feet each and driveways having side yards of 2.5 feet and 2.8 feet instead of required 4 feet each, Res. AA District, south side of Cedarhurst Street (#166), 300 feet west of Bellmore Avenue, Islip Terrace, NY (0500-208.00-02.00-057.000)

Adjourned from November 15, 2022

6:00 P.M. (835-22) RAUL A. GARCIA - permission to leave roofed-over entrance (6' x 7') having side yard of 8 feet instead of required 14 feet, roofed-over patio (11.5' x 15.7') having rear yard of 1 foot instead of required 4 feet, driveway having side yard of 3 feet and patio having side yards of 1 foot and 2 feet instead of required 4 feet each and rear yard landscaping of 17.3% instead of required 40%, Res. B District, north side of Harrison Street (#21), 300 feet east of Lincoln Avenue, Brentwood, NY (0500-035.00-03.00-091.000)

Adjourned from October 18, 2022

6:00 P.M. (749-22) LAWRENCE TUMMINIA - permission to leave carport (10' x 23') on side property line not having required setback of 14 feet and driveway on side property line not having required setback of 4 feet, Res. B District, southwest corner of West 2nd Street (#138) and Lakeview Court, Ronkonkoma, NY (0500-009.00-04.00-085.000)

6:00 P.M. (875-22) NICOLE and DANIEL TANCRETO - permission to erect one story addition (14' x 24.4') leaving side yard of 10.1 feet instead of required 14 feet, floor area ratio of 26% instead of permitted 25% and to establish two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. B District, east side of 43rd Street (#43), 165 feet north of 44th Street, Islip, NY (0500-271.00-01.00-018.000)

6:00 P.M. (876-22) DONNA RAE NIEDERT and KIM M. KRAMER - permission to leave hot tub having rear yard of 3.6 feet instead of required 10 feet and shed having 2.4 feet behind front line of dwelling instead of required 20 feet, Res. B District, east side of North Bayport Avenue (#469), 320 feet south of Davis Street, Bayport, NY (0500-309.00-04.00-083.000)

6:00 P.M. (877-22) CHRISTINA and RYAN PEMBROKE - permission to leave 6 foot fence having second front yard of 5.3 feet instead of required 10 feet, Res. A District, northwest corner of Bayview Avenue (#204) and Harriet Road, Bayport, NY (0500-410.00-07.00-027.000)

Adjourned from June 8, 2021

- 6:00 P.M. (340-21) WEST ADAMS EQUITY INC.** - permission to reconstruct detached garage (22' x 31.1') leaving rear yard of 6.3 feet and side yard of 7.2 feet instead of required 10 feet each and to leave driveway having front yard occupancy of 55% instead of permitted 35%, Res. A District, southeast corner of Washington Avenue (#237) and Merion Road, Brentwood, NY (0500-074.00-05.00-001.000)
- 6:00 P.M. (878-22) ANTHONY B. FALANGA** - permission to leave driveway on side property line not having required setback of 4 feet and front yard occupancy of 74.02% instead of permitted 35%, patio having side yard of 1.75 feet instead of required 4 feet, pool deck on rear property line not having required setback of 6 feet and rear yard landscaping of 12% instead of permitted 40%, to leave 6 foot lattice fence atop 2.5 foot wall having combined height of 8.5 feet instead of permitted 8 feet and side yard of 1.75 feet instead of required 4 feet, Res. B District, east side of Greene Avenue (#101), 95 feet north of Center Street, Sayville, NY (0500-382.00-05.00-011.000)
- 6:30 P.M. (760-22) BAIRON GEREDA GARCIA and MARLENY GEREDA GARCIA** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. A District, northwest corner of Brooklyn Boulevard (#1452) and Chestnut Drive, Bay Shore, NY (0500-266.00-03.00-014.000)
- 6:30 P.M. (879-22) TOMASZ OBRZUD** - permission to erect second story and 2 story additions leaving side yard of 13.6 feet instead of required 14 feet, total side yards of 27.7 feet instead of required 28 feet, height of 29.46 feet instead of permitted 28 feet and floor area ratio of 29.97% instead of the permitted 25%, Res. B District, south side of Jean Road (#69), 755 feet west of Alice Road, West Islip, NY (0500-436.00-02.00-111.000)
- 6:30 P.M. (880-22) RAYMOND LOPEZ and JUDITH ESCALERA LOPEZ** - permission to establish accessory apartment resulting in floor area ratio of 29.8% instead of permitted 25% and to leave one story addition (10' x 20') having rear yard of 17 feet instead of required 25 feet, two sheds having rear yard of 0.4 feet and 0.6 feet instead of required 2 feet each, deck having second front yard of 1.9 feet instead of required 20 feet, Res. B District, northeast corner of Hummel Avenue (#1257) and Mollie Boulevard, Holbrook, NY (0500-129.00-02.00-115.000)
- 6:30 P.M. (881-22) SHAHEER TAREEN** - permission to erect second story addition leaving front yard of 22.6 feet instead of required 25 feet and height of 30 feet instead of required 28 feet, Res. B District, south side of 21st Street (#32), 259 feet east of Emkay Street, Bay Shore, NY (0500-246.00-03.00-092.000)

6:30 P.M. (882-22) ANDREW ALBATE - permission to erect one story addition (14' x 32.7') leaving side yard of 7.3 feet instead of required 14 feet, to leave shed having 18.5 feet behind front line of dwelling instead of required 20 feet and shed having side yard of 1.5 feet and rear yard of 1.9 feet instead of required 2 feet each, Res. A District, east side of Ballad Circle (#19), 181.61 feet south of Flute Lane, Holbrook, NY (0500-152.00-01.00-029.000)

Adjourned from October 18, 2022

6:30 P.M. (763-22) STEVEN BRILL and ELAINE NEWMAN - permission to elevate and relocate dwelling leaving front yard of 22.3 feet instead of required 25 feet, side yard of 9.1 feet instead of 10 feet, total side yards of 22 feet instead of required 25 feet and rear yard of 6 feet instead of required 25 feet, to erect one story addition leaving rear yard of 15.8 feet instead of required 25 feet, second-story stairs having a rear yard of 11.3 instead of the required 15 feet, decking leaving front yard of 14.6 feet instead of required 25 feet and side yard of 14.9 feet instead of required 15 feet, and decking with outdoor shower leaving side yard of 9.1 feet and rear yard of 5.4 feet instead of required 15 feet each, to leave decking having side yard of 0.3 feet instead of required 5 feet, all having floor area ratio of 39.94% instead of permitted 30% and to install hot tub leaving front yard of 43.9 feet instead of required 60 feet, Res. BAA District, south side of Bayview Walk (#16), 79.19 feet west of Beachwold Avenue, Seaview, NY (0500-497.00-01.00-040.000)

Adjourned from October 18, 2022

6:30 P.M. (766-22) RICHARD SANTOS TEJADA - permission to leave detached garage (22.2' x 39') having side yard of 8 feet and rear yard of 4.8 feet instead of required 10 feet each, leaving height of 18.1 feet instead of permitted 14 feet, to leave one story addition, second story addition and two story addition, all having floor area ratio of 32.8% instead of permitted 25%, to leave patios having side and rear yard of 1 foot instead of required 4 feet each and driveway on side property lines not having required setback of 4 feet each and front yard occupancy of 65.9% instead of permitted 35%, Res. B District, east side of North Clinton Avenue (#1355), 175 feet south of Lee Avenue, Bay Shore, NY (0500-315.00-01.00-027.001)

6:30 P.M. (883-22) 15-19 MAIN STREET, LLC. - permission to erect accessory structure (16.5' x 28.4') resulting in floor area ratio of 87.7% instead of permitted 60% and to relax buffer requirement, BD District, north side of Main Street (#15), 60.91 feet west of Railroad Avenue, Sayville, NY (0500-382.00-06.00-018.000)

6:30 P.M. (884-22) GREAT RIVER ENTERPRISES TWO, LLC - permission to erect industrial buildings on a lot having width of 261.5 feet instead of the required 300 feet; Building #1 (165' x 260' Irrg.) leaving front yard of 34.6 feet and Building #2 leaving front yard of 30.1 feet instead of required 50 feet each, and to erect a 10 foot high sound attenuation wall instead of permitted 6 feet, ICD District, south side of Veterans Memorial Highway (#3040), 196.36 feet west of Fifth Avenue, Bohemia, NY (0500-146.00-02.00-005.001)