

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, April 25, 2023** at Town Hall West, 401 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: 04/14/2023
Islip, New York

Donald A. Rettaliata, Jr. Chairman
Zoning Board of Appeals

6:00 P.M. (289-23) NICHOLAS and JESSICA ROONEY - permission to leave roofed-over patio having floor area ratio of 26% instead of permitted 25%, Res. A District, west side of West Shore Road (#236), 360 feet north of Cross Road, Oakdale, NY (0500-377.00-01.00-074.004)

6:00 P.M. (290-23) EILEEN M. O'CONNELL - permission to leave hot tub having rear yard (through lot) of 32 feet instead of required 35 feet, Res. AA District, east side of Astor Drive (#249), 250.73 feet north of Mill Pond Road, Sayville, NY (0500-331.00-05.00-001.000)

Adjourned from January 24, 2023

6:00 P.M. (050-23) MICHAEL and KELLY BACHETY - permission to leave shed (on concrete) having rear yard of 1 foot instead of required 4 feet, Res. B District, west side of McCall Avenue (#225), 140 feet south of Third Street, West Islip, NY (0500-469.00-02.00-026.000)

6:00 P.M. (291-23) YOJANCI and JULIO ACOSTA - permission to leave inground pool having rear yard of 13.65 feet instead of required 14 feet, pool patio having side yard of 4.6 feet and pool equipment having rear yard of 3.75 feet instead of required 6 feet each, Res. A District, east side of Radcliff Drive (#115), 90.60 feet north of Plunket Street, Brentwood, NY (0500-204.00-02.00-018.000)

6:00 P.M. (292-23) JAMES and PATRICIA D'ANGELO - permission to leave 2 one-story additions (9' x 22' & 14.1' x 15.7') having side yards of 13.1 feet and 13.9 feet instead of required 14 feet and total side yards of 27 feet instead of required 28 feet, Res. A District, south side of Anna Court (#10), 305.40 feet west of Pine Avenue, West Islip, NY (0500-414.00-03.00-043.020)

6:00 P.M. (293-23) MAUREEN CLINNIN - permission to establish two-family, family use only pursuant to Islip Town Code 68-419.1, having two visible front doors when one is permitted, and to leave shed having front yard of 2.3 feet instead of required 35 feet, Res. AA District, west side of Bayview Drive (#68), 375 feet south of Franklin Road, (through lot to Bridle Way), Oakdale, NY (0500-352.00-01.00-047.000)

6:00 P.M. (294-23) CAROLYN ROTH - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. AA District, southeast side of President Street (#23) 345 feet southwest of Ocean Avenue, Oakdale, NY (0500-303.00-02.00-023.000)

Adjourned from March 28, 2023

6:00 P.M. (218-23) RYAN and BRIANNA MECCA - permission to leave awning and staircase having side yard of 11.4 feet instead of required 14 feet, resulting in floor area ratio of 30.4% instead of permitted 25%, addition to detached garage having side yard of 0.5 feet instead of required 4 feet, deck on side property lines not having required setback of 4 feet each and rear yard landscaping of 7.8% instead of permitted 40%, Res. B District, south side of Allens Point Road (#10), 150 feet east of Degnon Boulevard, Bay Shore, NY (0500-395.00-03.00-015.000)

6:00 P.M. (295-23) OLGA PEREZ and ELVA AGUILLAR - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. AA District, southwest corner of Willoughby Street (#12) and Evergreen Avenue, Brentwood, NY (0500-117.00-03.00-010.000)

6:00 P.M. (296-23) MARILYN STERN - permission to leave above ground pool having rear yard of 10.2 feet instead of required 18 feet, pool deck having rear yard of 8.4 feet instead of required 10 feet and pool equipment having rear yard 5.3 feet instead of required 6 feet, Res. AA District, northeast corner of Magoun Road (#1) and Eaton Lane, West Islip, NY (0500-476.00-03.00-038.000)

Adjourned from March 28, 2023

6:00 P.M. (234-23) SEAN RICE - permission to leave detached garage having side yard of 8.4 feet instead of required 10 feet, height of 16 feet instead of permitted 14 feet, and driveway having side yard of 1 foot instead of required 4 feet, Res. AA District, northeast corner of Fairview Avenue (#127) and Middle Road, Bayport, NY (0500-360.00-04.00-007.000)

Adjourned from February 7, 2023

6:00 P.M. (100-23) RICHARD and GAIL GARCIA - permission to leave 2 sheds: Shed 1 - located 21.8' in front of dwelling instead of required 20 feet behind and Shed 2 (to be relocated to subject parcel) - located 36.7 feet in front of dwelling instead of required 20 feet behind and to leave roofed-over area having side yard of 3.7 feet instead of required 4 feet, Res. AAA District, south side of Woods Edge Court (#10), 378 feet east of Hoffman Lane, Hauppauge, NY (0500-016.00-01.00-013.004)

Adjourned from March 14, 2023

6:30 P.M. (189-23) HOWARD and VICKI RAPHAELSON - permission to erect one story dwelling and to install mechanical platform leaving rear yard of 11.8 feet instead of required 15 feet, all having floor area ratio of 44.1% instead of permitted 30%, Res. BAA District, east side of Schooner Walk (#36), 450 feet south of Central Roadway, Summer Club, NY (0500-496.00-02.00-008.087)

Adjourned from April 11, 2023

6:30 P.M. (268-23) BEST OF LI, LLC - permission to subdivide lot into two parcels: Lot 1 - to erect 2 story dwelling on lot having width of 79 feet instead of required 100 feet, and lot area of 19,188 sq. feet instead of required 20,000 sq. feet, and Lot 2 - to leave 2 story dwelling on lot having width of 79 feet instead of required 100 feet, and lot area of 14,327 sq. feet instead of required 20,000 sq. feet, Res. AA District, south side of Candlewood Road (#790), 584.26 feet west of Illinois Avenue, Bay Shore, NY (0500-202.00-02.00-004.000)

6:30 P.M. (297-23) JODO REALTY, LLC - permission to install second facial sign where only one is permitted, having sign area of 56.5 sq. feet instead of permitted 12 sq. feet and height of 18 feet instead of permitted 12 feet, GST District, west side of Lakeland Avenue (#1400), 167.44 feet south of Smithtown Avenue (through lot to Smithtown Avenue), Bohemia, NY (0500-172.00-01.00-031.000)

6:30 P.M. (298-23) KURT and CHRISTINE WALTERS - permission to erect one story and two story addition (21' x 30' Irrg.) leaving side yard of 10 feet instead of required 14 feet and to leave driveway having side yard of 1.5 feet instead of required 4 feet, Res. B District, west side of Parkwood Road (#178), 289.92 feet north of Estate Road, West Islip, NY (0500-466.00-01.00-016.000)

6:30 P.M. (299-23) THURLAND W. and JOANNE E. ABRAMS - permission to erect one story addition (12.7' x 40.6' irr.) leaving front yard of 12.1 feet instead of required 25 feet, to leave decking having rear yard of 6.1 feet instead of required 15 feet and shed having front yard of 32.58 feet instead of required 60 feet and side yard of 9.7 feet instead of required 10 feet, Res. BAA District, west side of Spruce Walk (#58), 195 feet north of Central Walk, Fair Harbor, NY (0500-493.00-04.00-034.002)

6:30 P.M. (300-23) DOMINIC and KELLIE BERTUCCI - permission to elevate dwelling leaving first floor elevation of 16 feet instead of permitted 15 feet, to erect decking with outdoor shower leaving front yard of 19.58 feet instead of required 25 feet, side yard of 10.3 feet instead of required 15 feet, to erect second floor decks leaving front yard of 19.58 feet instead of required 25 feet, side yard of 4.16 feet instead of required 15 feet, to modify roof deck leaving side yard of 10.16 feet instead of required 15 feet, to erect shed leaving front yard of 19.58 feet instead of required 60 feet, all having floor area ratio of 45.51% instead of permitted 30%, Res. BAA District, west side of East Lighthouse Walk (#18), 180 feet south of Cedar Court, Kismet, NY (0500-491.00-03.00-019.000)

Adjourned from April 11, 2023

6:30 P.M. (271-23) DANIELA MUNOZ - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, west side of Commack Road (#278), 120.80 feet north of Brook Street, Islip, NY (0500-294.00-01.00-100.002)

6:30 P.M. (301-23) 156 GRANT AVE, LLC - permission to erect mini storage warehouse leaving side yards of 25 feet and 71.1 feet instead of required 75 feet each, Ind 1 District, west side of Grant Avenue (#156), 200 feet north of Union Boulevard, Islip, NY (0500-344.00-02.00-024.000)

7:00 P.M. (302-23) **BAYGREEN REALTY, LLC** - permission to erect senior citizen dwellings having front yard setback of 40 feet instead of required 50 feet (Buildings 1, 2 and 12), side yard of 17 feet instead of required 25 feet (Building 5) and pergola leaving front yard of 10 feet instead of required 75 feet, all having floor area ratio of 31% instead of permitted 30%, Res. A District, east side of Bayview Avenue (#7 & #9), 210 feet south of Main Street, East Islip, NY (0500-372.00-05.00-004.000 & 005.000)

7:00 P.M. (303-23) **BOLLA OPERATING L.I. CORP. / LF PROPERTY HOLDINGS L.P.** - permission to erect retail fuel service station on lot having area of 75,321 sq. feet instead of required 80,000 sq. feet, canopy leaving a front yard of 81.6 feet instead of required 100 feet, secondary front yard of 43.5 feet instead of the required 50 feet, second canopy leaving a front yard setback of 40 feet instead of required 50 feet, rear yard of 21 feet instead of the required 25 feet, to install 9 fuel dispensers instead of permitted 8, leaving structures located in front yards where no structure is permitted, to maintain front yard landscape width of 22 feet instead of required 25 feet, to install ground sign having area of 45 sq. feet instead of permitted 32 sq. feet with gas price section of 15 sq. feet instead of permitted 6 sq. feet, and three facial signs where only one is permitted, primary facial sign having area of 32 sq. feet instead of permitted 20.5 sq. feet, two secondary facial signs having area of 20 sq. feet and 19 sq. feet instead of permitted 10.25 sq. feet each, ICD District, northwest corner of Veterans Memorial Highway (#3289) and Remington Boulevard, Ronkonkoma, NY (0500-147.00-01.00-048.000 & 126.00-01.00-003.000)

7:00 P.M. (304-23) **VETS HOLBROOK, LLC** - permission to erect sound attenuation wall having height of 16 feet instead of permitted 6 feet, ICD District, northeast corner of Veterans Memorial Highway and Grundy Avenue, Holbrook, NY (0500-194.00-02.00-022, 24.2,25.3,26.2,27.1,73.3&.4)