

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 28, 2023** at Town Hall, 655 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. The hearing may be viewed live over the internet. Visit islipny.gov for details.

Dated: 11/17/2023
Islip, New York

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

- 6:00 P.M. (720-23) CHRISTOPHER J. and JESSIE W. LONG** - permission to leave shed having rear yard of 1.3 feet and side yard of 1.6 feet instead of required 2 feet each and patio having side yard of 3.4 feet instead of required 4 feet, Res. B District, north side of Rose Street (#3), 203.46 feet east of Lincoln Avenue, Sayville, NY (0500-330.00-03.00-020.000)
- 6:00 P.M. (721-23) MICHAEL and PATRICIA M. GATTA** - permission to leave driveway on side property line not having required setback of 4 feet, Res. A District, west side of Chevy Court (#11), 148 feet south of Waterford Road, Oakdale, NY (0500-327.00-01.00-004.000)
- 6:00 P.M. (722-23) ERNEST and ALISON DEFALCO** - permission to leave inground pool having side yard of 9 feet instead of required 10 feet, Res. B District, north side of Union Boulevard (#2619), 49 feet west of Watson Place, Islip, NY (0500-344.00-03.00-025.000)
- 6:00 P.M. (723-23) DAVID and MARY MIDDLEMISS** - permission to leave two-story addition having side yard of 19.1 feet instead of required 20 feet, Res. AAA District, east side of Crick Holly Lane (#11), 451.87 feet south of Deer Run, East Islip, NY (0500-447.01-02.00-001.000)
- 6:00 P.M. (724-23) WILLIAM and MELISSA MARR** - permission to leave roofed-over entrance platform having side yard of 10 feet instead of required 14 feet, driveway having side yard of 1 foot instead of required 4 feet, Res. A District, east side of Collins Avenue (#99), 397.15 feet north of Edwards Street, Sayville, NY (0500-409.00-01.00-016.000)
- 6:00 P.M. (725-23) MARCO V. and MONICA VARGAS** - permission to leave diving board having rear yard of 5.6 feet instead of required 10 feet and pool patio having rear yard of 3.5 feet instead of required 6 feet, Res. B District, west side of Durham Road (#734), 250 feet south of Third Street, Sayville, NY (0500-305.00-02.00-019.000)

- 6:00 P.M. (726-23)** **ISRAEL O. ARANA ZEPEDA and KARLA L. QUINTANILLA MORALES** - permission to enclose carport leaving front yard of 38.7 feet instead of required 40 feet, to leave shed having side yard of 3 feet instead of required 4 feet and planter (1.5' high) on front and side property lines not having required setback of 4 feet each, Res. A District, north side of Lace Lane (#5), 414.83 feet south and east of McGowan Lane, Central Islip, NY (0500-077.00-04.00-042.000)
- 6:00 P.M. (727-23)** **GREGG and BRIDGET SCHLEIER** - permission to leave pool patio having rear yard of 5 feet instead of required 6 feet and waterfall having rear yard of 5 feet instead of required 18 feet, Res. AA District, east of Horseshoe Circle (#17), 793.58 feet southeast of Blydenburgh Road, Hauppauge, NY (0500-017.00-02.00-003.000)
- 6:00 P.M. (728-23)** **JOSEPH S. and KATIE STOCKHAMMER DESIMONE** - permission to leave inground pool having side yard of 10.1 feet instead of required 14 feet, pool patio having side yard of 4.2 feet and pool equipment having side yard of 5.2 feet instead of required 6 feet each, Res. A District, south side of Peconic Street (#250) across from southern terminus of Nineteenth Avenue, Ronkonkoma, NY (0500-102.00-01.00-086.000)
- 6:00 P.M. (729-23)** **SHAFQAT and KOMAL KHAN** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. B District, east side of Irish Lane (#203), 167.91 feet north of Roosevelt Street, Islip Terrace, NY (0500-296.00-01.00-020.000)
- 6:00 P.M. (730-23)** **JOSEPH and DOROTHY ZICCARDI** - permission to expand second story deck leaving side yard of 2.6 feet instead of required 9.5 feet and rear yard of 13 feet instead of required 15 feet and to install patio leaving side yard of 2.6 feet and on rear property line, not having required setback of 4 feet each, Res. A District, south side of Wateredge Court (#7), east of Bayview Drive, Oakdale, NY (0500-378.00-01.00-030.005)
- 6:00 P.M. (731-23)** **QASIM BUTT** - permission to leave second story deck having side yard of 2.8 feet instead of required 18 feet, coop having side yard of 1.6 feet instead of required 10 feet and fountain in front yard, Res. AA District, west side of Johnson Avenue (#402), 906 feet south of Church Street, Bohemia, NY (0500-235.00-05.00-004.003)
- 6:30 P.M. (732-23)** **GERALD and PATRICE O'SHEA** - permission to erect one story addition (10.4' x 23.3') leaving rear yard of 24.58 feet instead of required 25 feet, to reconstruct decking having front yard of 12.75 feet instead of required 25 feet, side yard of 6.66 feet instead of required 15 feet and deck and ramp having side yard of 13.16 feet instead of required 15 feet, all having floor area ratio of 37.4% instead of permitted 30%, Res. BAA District, east side of West Lighthouse Walk (#25), 120 feet south of Cedar Court, Kismet, NY (0500-491.00-03.00-013.000)

- 6:30 P.M. (733-23)** **WILLIAM FINNERTY and NANCY McCAFFREY FINNERTY** - permission to elevate dwelling and erect first and second story additions, front portico and balconies, on lot having width of 71 feet instead of required 150 feet, area of 7,100 sq. feet instead of required 40,000 sq. feet, leaving front yard of 24.5 feet instead of required 50 feet, rear yard of 37.3 feet instead of required 40 feet, side yards of 15.5 feet and 13.4 feet instead of required 25 feet, total side yards of 28.9 feet instead of required 60 feet and floor area ratio of 39.9% instead of permitted 25%, Res. AAA District, north side of Shore Drive (#595), 1192 feet west of Vanderbilt Boulevard, Oakdale, NY (0500-403.00-01.00-029.000)
- 6:30 P.M. (734-23)** **JUAN ZELAYA** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, to leave shed having rear yard of 2.2 feet and side yard of 3 feet instead of required 4 feet each, driveway and patio on side property line instead of required 4 feet each, having front yard occupancy of 48% instead of permitted 40%, Res. B District, south side of Floyd Street (#178), 300 feet east of Jefferson Avenue, Brentwood, NY 11717 (0500-094.00-01.00-062.000)
- 6:30 P.M. (735-23)** **ROBERTO and AIDA RIVERA** - permission to leave roofed-over patio having rear yard of 19.5 feet and enclosed porch having rear yard of 22.7 feet instead of required 25 feet each, resulting in floor area ratio of 26.96% instead of permitted 25% and to leave driveway on side property line not having required setback of 4 feet having front yard occupancy of 51.1% instead of permitted 40%, Res. B District, east side of Grundy Avenue (#1415), 175 feet north of Hauser Avenue, Holbrook, NY (0500-108.00-02.00-003.000)
- 6:30 P.M. (736-23)** **TIMOTHY P. FISCHER** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. B District, west side of Baymens Court (#16), 275 feet north of Montauk Highway, Sayville, NY (0500-408.00-01.00-004.000)

Adjourned from October 3, 2023

- 6:30 P.M. (635-23)** **JOSHUA and HALLIE HELLER** - permission to leave one story addition attaching accessory structure to dwelling resulting in side yard of 3.2 feet instead of required 14 feet, Res. A District, west side of Leopold Avenue (#82), 250 feet north of Rockway Street, West Islip, NY (0500-337.00-03.00-017.000)
- 6:30 P.M. (737-23)** **MARK and CAROL BARBERA** - permission to erect detached garage (25' x 32') leaving door height of 12 feet instead of permitted 8 feet and floor area ratio of 34.9% instead of permitted 25%, to maintain 10-foot buffer instead of required 25 feet, to install driveway on side property lines not having required setback of 4 feet each, to leave driveway having front yard occupancy of 47% instead of permitted 40% and paving of rear and side yards onto property lines expanding legal nonconforming use of land, BD District, east side of Carleton Avenue (#75), 81.88 feet south of Andrew Avenue, Islip Terrace, NY (0500-273.00-03.00-002.000)

Adjourned from October 17, 2023

- 6:30 P.M. (670-23) LUZ ARQUIMIDES GALEAS** - permission to reconstruct second story addition leaving side yard of 6.6 feet instead of required 14 feet and total side yards of 21.4 feet instead of required 28 feet, resulting in floor area ratio of 39.5% instead of permitted 25% and to leave driveway having side yard of 2 feet instead of required 4 feet, Res. B District, west side of Myrtle Avenue (#727), 195.48 feet south of Union Boulevard, West Islip, NY (0500-438.00-01.00-023.000)
- 6:30 P.M. (738-23) AURORA M. MEDINA** - permission to establish legal nonconforming use of livable space in former attached garage and to leave driveway having maximum width of 28.4 feet instead of permitted 18 feet, RRD, east side of Beech Street (#27), 431.99 feet south of Walnut Street, Central Islip, NY (0500-164.00-03.00-069.012)
- 7:00 P.M. (739-23) CESAR MOLINA and FAVIOLA DIAZ** - to renew and transfer permit for accessory apartment to a subsequent property owner pursuant to Islip Town Code Sections 68-616 and 68-618, Res. B District, north side of Raleigh Lane (#141), 189.11 feet east Ardys Court, West Islip, NY (0500-435.00-01.00-028.000)
- 7:00 P.M. (740-23) HEMLOCK STREET PROJECT LLC** - permission to erect two-story dwelling on lot having width of 62.5 feet instead of required 75 feet, lot area of 6,250 square feet instead of required 7,500 square feet and floor area ratio of 43.52% instead of permitted 25%, Res. B District, north side of West Hemlock Street, 51 feet east of Robbins Avenue, Islip (0500-320.00-01.00-052.003)