

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, December 12, 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: 12/01/2023
Islip, New York

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

- 6:00 P.M. (755-23)** **LINDA A. SARLE** - permission to leave driveway having side yard of 2 feet instead of required 4 feet, Res. A District, east side of Benson Avenue (#21), 335.89 feet south of Montauk Highway, Sayville, NY (0500-408.00-03.00-007.000)
- 6:00 P.M. (756-23)** **TERESA and MELVIN A. CISNEROS VALLE** - permission to leave one-story addition (4.8' x 6.8') having front yard of 24.3 feet instead of required 25 feet, Res. B District, east side of Gibson Avenue (#137), 75 feet north of Jericho Street, Brentwood, NY (0500-139.00-03.00-008.000)
- 6:00 P.M. (757-23)** **LOUIS BARBATO** - permission to leave inground pool having rear yard of 9.6 feet instead of required 10 feet and pool patio having rear yard of 4.5 feet and side yard of 5.5 feet instead of required 6 feet each, Res. B District, north side of Frank Court (#7), 127.66 feet west of Coates Avenue, Holbrook, NY (0500-066.00-02.00-017.007)
- 6:00 P.M. (758-23)** **MICHAEL and BARBARA GALLAGHER** - permission to leave hot tub having side yard of 7.4 feet instead of required 18 feet, Res. AA District, south side of Shoal Drive (#32), 720.73 feet west of Oak Neck Lane, West Lane, NY (0500-484.00-02.00-004.000)
- 6:00 P.M. (759-23)** **OMAR R. ALVARENGA** - permission to leave above ground pool having side yard of 9.3 feet instead of required 10 feet and driveway on side property line not having the required 4 feet, Res. B District, north side of Carrol Street (#19), 400 feet west of Lincoln Avenue, Brentwood, NY (0500-073.00-02.00-088.000)
- 6:00 P.M. (760-23)** **JOSEPH P. and STEPHANEY DEGEN** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. A District, west side of Oak Neck Road (#1114), 265 feet south of Runyon Street, Bay Shore, NY (0500-390.00-01.00-023.000)

Adjourned from November 28, 2023

- 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. (761-23) JESSICA ABBATE and ADRIANO GABRIELE** - to renew permit to maintain one horse on lot having area of 19,700 sq. feet instead of required 20,000 sq. feet pursuant to Islip Town Code Sections 12-27A(1) and 12-28, Res. AA District, northwest corner of Spur Drive North and Ferndale Boulevard, Central Islip, NY (0500-250.00-01.00-033.000)
- 6:00 P.M. (762-23) CLAUDE T. and DIANA M. STAUFFER** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. B District, south side of Beecher Avenue (#12) 390 feet west of Park Place, East Islip, NY (0500-321.00-02.00-026.000)
- 6:00 P.M. (763-23) MICHAEL WEINBERG and JOLEAN CLARKIN** - permission to leave shed having 8.8 feet behind front line of dwelling instead of required 20 feet, deck having front yard of 21.7 feet instead of permitted encroachment setback of 24 feet and 6-foot fence having second front yard of 8 feet instead of required 10 feet, Res. A District, southeast corner of Woodmere Street (#206) and Belmore Avenue, Islip Terrace, NY (0500-253.00-02.00-056.000)
- 6:00 P.M. (764-23) ERICK LLAGUNO** - permission to leave deck having side yard of 5.2 feet instead of required 6 feet and driveway having side yard of 1.8 feet instead of required 4 feet and front yard occupancy of 47.47% instead of permitted 40%, Res. B District, north side of Rockaway Street (#283), 61.37 feet east of Helene Street, Islip Terrace, NY (0500-209.00-02.00-060.000)
- 6:00 P.M. (765-23) SALVATORE and JACLYN CARDILLO** - permission to install inground pool leaving rear yard of 7 feet instead of required 10 feet and pool patio leaving rear yard of 1 foot and on side property line not having required setback of 6 feet each, Res. B District, west side of Center Dyre Avenue (#560), 837.5 feet south of Burling Lane South, West Islip, NY (0500-467.00-04.00-009.000)
- 6:00 P.M. (766-23) ELLEN M. and ROBERT D. STERBENS** - permission to install inground pool leaving side and rear yards of 10 feet instead of required 14 feet each, Res. A District, north side of Bay 8th Street (#855), 105 feet east of Center Bay Drive, West Islip, NY (0500-478.00-02.00-055.001)
- 6:00 P.M. (767-23) GABRIEL D. RUIZ URRESTO** - permission to leave cellar entrance having side yard of 4.8 feet instead of permitted encroachment setback of 8 feet and driveway on side property line not having required setback of 4 feet, Res. B District, south side of East Sycamore Street (#38), 100 feet west of Boulevard Avenue, Central Islip, NY (0500-166.00-01.00-072.000)
- 6:30 P.M. (768-23) J & J CORRADO REAL ESTATE LLC** - permission to install 6-foot fence with barbed wire atop leaving front yard of 1 foot instead of required 10 feet, ITD, northeast corner of Pond Road (#1905) and 9th Street, Ronkonkoma, NY (0500-105.00-02.00-125.003, 125.4, 125.5, 125.7)

- 6:30 P.M. (769-23) JULIAN AENLLE and PAULINA CRISCI** - permission to erect one-story and second story additions (38.2' x 42.4' Irrg.) resulting in new dwelling on lot having area of 11,250 sq. feet instead of required 40,000 sq. feet, lot area of 75 feet instead of required 150 feet, leaving side yards of 14 feet instead of required 25 feet and 35 feet, total side yards of 28 feet instead of required 60 feet, having front yard of 41.6 feet instead of required 50 feet, additions resulting in floor area ratio of 29.9% instead of permitted 25%, Res. AAA District, east side of West Shore Road (#283), 300 feet south of Cross Road, Oakdale, NY (0500-403.00-02.00-050.000)
- 6:30 P.M. (770-23) DIANE NIGRO** - permission to leave shed having side yard of 0.9 feet instead of required 2 feet and coop having side yard of 1 foot instead of required 10 feet, Res. B District, west side of Courtland Drive (#1064), 600 feet north of Wohseepee Drive, Bay Shore, NY (0500-390.00-03.00-050.000)
- 6:30 P.M. (771-23) CABRERA PROPERTIES LLC** - permission to leave second story addition having side yard of 9.13 feet instead of required 14 feet, Res. B District, south side of Kirk Road (#28), 400 feet west of Stein Road, Bay Shore, NY (0500-182.00-02.00-004.000)
- 6:30 P.M. (772-23) NANCY T. ORELLANA and ROSE VICTORIA GUZMAN** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1 and to leave driveway having side yard of 2 feet instead of required 4 feet and front yard occupancy of 51.7% instead of permitted 40%, Res. A District, east side of Joselson Avenue (#1134), 1,574.86 feet south of Sonia Road, Bay Shore, NY (0500-222.00-01.00-016.000)
- 6:30 P.M. (773-23) LRHC BAY SHORE NEW YORK LLC ROBERTS** - permission to install one primary facial sign consisting of multiple elements having total sign area of 136 sq. feet instead of permitted 32 sq. feet and to install two secondary facial signs having sign areas of 87.31 and 48.83 sq. feet instead of permitted 16 sq. feet each, Bus 3 District, south side of Sunrise Highway (#900), 745.1 feet east side of Brentwood Road, Bay Shore, NY (0500-317.00-02.00-024.000)
- 6:30 P.M. (774-23) MI BAYSHORE LLC** - permission to install secondary facial sign not visible from main thoroughfare, having area of 32 sq. feet instead of permitted 16 sq. feet, BD District, east side of Park Avenue (#41-45), 547.65 feet south of Union Boulevard, Bay Shore, NY (0500-393.00-02.00-091.001)
- 6:30 P.M. (775-23) NICHOLAS and SAMANTHA SAXE** - permission to erect detached garage (24' x 24') leaving rear yard of 4 feet instead of required 10 feet, Res. B (278) District, south side of Glenmere Way (#87), 417.4 feet west of Bradford Place, Holbrook, NY (0500-195.00-02.00-049.000)
- 6:30 P.M. (776-23) MOHAMMED RAHMEN and KAMRUZZIA SHAPNA** - to renew permit for two-family, family use only, Res. B District, northeast corner of Locust Boulevard (#101) and Rosevale Avenue, Ronkonkoma, NY (0500-033.00-01.00-017.000)

7:00 P.M. PIOTR GRON - permission to erect two-story dwelling (50' x 54' Irrg.) on lot having lot width of 100 feet instead of required 150 feet, leaving total side yards of 50 feet instead of required 60 feet, Res. AAA District, east side of Pond Road, 1,548.33 feet south of Lanson Street, Bohemia, NY (0500-254.00-01.00-014.003)

Adjourned from September 19, 2023

7:00 P.M. HOWARD REICH - permission to leave one story and second story additions to dwelling leaving floor area ratio of 31.7% instead of permitted 25%, roofed-over porch having side yard of 10 feet instead of required 14 feet and retaining walls on side property lines not having required setback of 4 feet each, Res. A District, east side of Wexford Drive (#99), 1849.74 feet southeast of Chatham Drive, Oakdale, NY (0500-327.00-01.00-027.000)