

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, February 27, 2024** 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: 02/16/2024
Islip, New York

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

- 6:00 P.M. (104-24) CELINIA D. VALDEZ HENRIQUEZ** - permission to leave driveway having side yard of 1.7 feet instead of required 4 feet, shed having rear yard of 1.9 feet instead of required 2 feet and patio on side property line not having required setback of 4 feet, Res. B District, south side of Fairdale Drive (#46), 295 feet west of Willen Lane, Brentwood, NY (0500-050.00-01.00-024.000)
- 6:00 P.M. (105-24) JOSE MINAYA DELAROSA and ARLETTE OLIVO PEREZ** - permission to erect second story addition (28.5' x 47.1' Irrg.), two-story addition (7.1' x 28.5') and portico leaving front yard of 29.8 feet instead of required 30 feet, resulting in floor area ratio of 28.82% instead of permitted 25%, to install egress window leaving front yard of 28.7 feet instead of required 30 feet, to leave shed having rear yard of 1.7 feet instead of required 2 feet, and to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. A District, west side of Baldwin Boulevard (#1608). 640 feet north of Locust Drive, Bay Shore, NY (0500-199.00-03.00-032.000)
- 6:00 P.M. (106-24) LOUIS S. and BRITTANY A. CASTRONOVA** - permission to erect second story addition leaving side yards of 11.9 feet and 10.7 feet instead of required 14 feet each, total side yards of 22.6 feet instead of required 28 feet, floor area ratio of 30% instead of permitted 25%, second-story deck leaving side yard of 10.9 feet instead of required 14 feet, to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, to leave pool patio having side yard of 4.1 feet and rear yard of 4 feet instead of required 6 feet each, wall having rear yard of 2.6 feet and side yard of 2.7 feet instead of required 4 feet and driveway on side property line not having required setback of 4 feet, Res. B District, north side of East Madison Street (#211), 310.35 feet west of Connetquot Avenue, East Islip, NY (0500-323.00-02.00-079.000)
- 6:00 P.M. (107-24) PKM ASSOCIATES** - permission to install facial sign on rear elevation where not visible from main thoroughfare, BD District, south side of East Main Street (#24), 101.43 feet east of Maple Avenue (through lot to Gibson Street), Bay Shore, NY (0500-393.00-04.00-005.000)

6:00 P.M. (108-24) **YALKIN DEMIRKAYA** - permission to erect second story addition leaving side yards of 12.3 feet and 12.4 feet instead of required 14 feet each, total side yards of 24.7 feet instead of required 28 feet and floor area ratio of 30% instead of permitted 25%, Residence B (281 Cluster), east side of Flintridge Drive (#96), 815 feet north of Singingwood Drive, Holbrook, NY (0500-090.00-05.00-009.000)

Adjourned from January 30, 2024

6:00 P.M. (055-24) **ANTHONY and JENNA ZITO** - permission to erect second story addition (25.3' x 40.4' Irrg) having height of 28.7 feet instead of permitted 28 feet, side yard of 9.6 feet instead of required 14 feet, total side yards of 23.25 feet instead of required 28 feet and floor area ratio of 31.1% instead of permitted 25%, to leave egress window having side yard of 6 feet instead of required 14 feet, shed having 8.2 feet behind front line of dwelling instead of required 20 feet and driveway having side yard of 1.2 feet instead of required 4 feet, Res. B District, south side of Langdon Street (#6), 160 feet east of Grimsley Road, Islip, NY (0500-270.00-03.00-010.000)

6:00 P.M. (109-24) **JOHN VINCENT** - permission to erect 2-story addition (25' x 35' Irrg.) leaving front yard of 28.3 feet instead of required 40 feet and floor area ratio of 27.83% instead of permitted 25% and to leave 4-foot fence in sight distance triangle where a maximum of 3 feet is permitted, Res. A District, northeast corner of Richard Avenue (#19) and Charles Avenue, Islip Terrace, NY (0500-273.00-03.00-042.001)

6:00 P.M. (110-24) **MICHAEL CARNEY** - permission to leave above-ground pool having rear yard of 5.1 feet instead of required 10 feet and pool deck having rear yard of 8 feet instead of required 10 feet, Res. A District, south side of Mark Drive (#36), 175.61 feet west of Grundy Avenue, Holbrook, NY (0500-216.00-02.00-014.000)

6:00 P.M. (111-24) **MEVLUT CIL, NURGUL TURAN CIL, KEMAL and NERMIN TURAN** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, leaving second visible front entrance instead of permitted one, pursuant to Section 68-610(B), and to leave shed having side yard of 2.7 feet instead of required 4 feet, Res. A District, southwest corner of Abbey Lane (#16) and Spur Drive South, Bay Shore, NY (0500-267.00-03.00-016.000)

6:00 P.M. (112-24) **PETER E. and ANN C. HENRY** - permission to leave pool patio having side yard of 1.1 feet instead of required 6 feet, pergola having side yard of 3.6 feet instead of required 4 feet and rear yard landscaping of 28.7% instead of required 40%, Res. A District, northwest corner of Canby Court (#4) and Alinda Avenue, West Islip, NY (0500-413.00-02.00-019.000)

- 6:00 P.M. (113-24) BRIAN S. STEINBERG** - permission to erect second-story addition (15' x 25' Irrg.) and two-story addition (3.5' x 16') leaving rear yard of 16.5 feet instead of required 25 feet, to establish accessory apartment pursuant to Islip Town Code Section 68-602 and to leave 6-foot fence having front yard of 10 feet instead of required 15 feet, Res. AA (278 Cluster) District, northeast corner of Terry Road (#585) and Town Line Court, Hauppauge, NY (0500-006.00-03.00-017.000)
- 6:00 P.M. (114-24) ROBERT ONOFRIETTI** - permission to leave one-story addition (28' x 44.5" Irrg.) having side yard of 9 feet instead of required 14 feet, patio having side yard of 3.5 feet instead of required 4 feet and driveway having side yard of 3 feet instead of required 4 feet and front yard occupancy of 55% of instead of permitted 40%, Res. A District, west side of Malts Avenue (#200), 600 feet north of Garden Street, West Islip, NY (0500-437.00-01.00-060.000)
- 6:30 P.M. (115-24) MD LUTFAR RAHMAN BEPARY, JOBEDA KHATUN and MD JOYNAL ABEDIN** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 having gross floor area of 850 square feet instead permitted 800 square feet, Res. A District, east side of Pine Avenue (#2163), 100 feet north of Third Street, Ronkonkoma, NY (0500-085.00-04.00-035.000)
- 6:30 P.M. (116-24) DANIELLE and WILLIAM POORE** - permission to erect one story and second story additions leaving side yard of 13.8 feet instead of the required 14 feet and total side yards of 21.8 feet instead of required 28 feet, to leave awning (3' x 4') having side yard of 11 feet instead of required 14 feet, chicken coop having side yard of 2 feet instead of required 10 feet and driveway on side property line not having required setback of 4 feet, Res. B District, south side of Rose Street (#10), 375 feet east of Lincoln Avenue, Sayville, NY (0500-330.00-06.00-007.000)
- 6:30 P.M. (117-24) ANTHONY and JOANNE MARACIC** - permission to erect two-story dwelling leaving floor area ratio of 27.55% instead of permitted 25% and to exceed compensating excavation provision 68-442A(3)(c) by proposing 190 cubic yards of fill in the floodplain, Res. B District, south side of Westgate Drive (#12), 200 feet east of Greene Avenue, Sayville, NY (0500-430.00-10.00-010.000)
- 6:30 P.M. (118-24) KAREN and ARTHUR J. HERLIHY, JR.** - permission to erect one-story addition and decks leaving side yards of 13.8 feet instead of required 14 feet each, to leave patio having side yard of 1.75 feet and rear yard of 1.25 feet and driveway having side yard of 1.9 feet instead of required 4 feet each, Res. A District, east side of Renee Drive (#487), 430.5 feet south of Lorie Lane, Bayport, NY (0500-309.00-03.00-003.000)
- 6:30 P.M. (119-24) ABOVE ALL STORE FRONTS, INC.** - permission to erect two-story industrial building (80.8' x 308' Irrg.) leaving front yard of 45 feet and rear yard of 25 feet instead of required 50 feet each, Ind 1 District, south side of Motor Parkway, 449.76 feet east of Wheeler Road, Central Islip, NY (0500-054.00-03.00-043.000)

6:30 P.M. (120-24) JONATHAN MOTTA - permission to erect two-story dwelling and cabana having wetlands yield of 0.58 feet instead of required 1, leaving floor area ratio of 26.2% instead of permitted 25% and to exceed compensating excavation provision 68-442A(3)(c) by proposing 739 cubic yards of fill in the floodplain, Res. AA District, east side of Biltmore Avenue Extension (#20), 1,600 feet west of Twin River Drive, Oakdale, NY (0500-324.00-01.00-003.000)

6:30 P.M. (121-24) GOALLINONE LLC - permission to leave one-story addition (5' x 19.5') having side yard of 9.5 feet instead of required 14 feet, expanding nonconforming use of two-family dwelling by less than 25% and to leave shed (8.4' x 8.6') having rear yard of 0.6 feet instead of required 2 feet and shed (12.5' x 16.6') having rear yard of 1 foot instead of required 4 feet, Res. B District, south side of Lakeview Avenue (#5), 125 feet east of First Avenue, Bay Shore, NY (0500-367.00-03.00-071.000)

Adjourned from January 16, 2024

6:30 P.M. (021-24) 68-78 RIVER ROAD, LLC - permission to leave sight obstructions within driveway sight triangles where prohibited, Bus 3 District, west side of River Road (#68-78), 207.41 feet north of Browns River Road, Sayville, NY (0500-431.00-05.00-035.004)

7:00 P.M. (122-24) JANELLE WILSON - permission to leave deck having side yard of 0.6 feet instead of required 4 feet, fence having front yard of 1.5 feet instead of required 8 feet and driveway having width of 21 feet instead of permitted 18 feet, Residential Redevelopment (RRD) District, southeast corner of McKinney Avenue (#92) and Okane Street, Central Islip, NY (0500-141.00-03.00-078.006)