

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, July 16, 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: 07/05/2024
Islip, New York

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

- 6:00 P.M. (410-24)** **RYAN and CATHERINE McGARVEY** - permission to leave inground pool having rear yard of 16.9 feet instead of required 18 feet and pool equipment and pool patio having rear yard of 5 feet instead of required 6 feet each, Res. AAA District, east side of South Penataquit Avenue (#87), 526.19 feet north of South Court, Bay Shore, NY (0500-420.00-03.00-013.000)
- 6:00 P.M. (411-24)** **SEAN and DANIELLE KEARNEY** - permission to alter roofline and to leave roofed-over porch having side yard of 9.9 feet instead of required 14 feet and to leave shed having 18 feet behind front line of dwelling instead of required 20 feet, Res. B District, west side of Farm Lane (#108), 100 feet north of Udalia Road, West Islip, NY (0500-455.00-03.00-048.000)
- 6:00 P.M. (412-24)** **JASON S. FORELLA and LYNNE FORELLA** - permission to leave inground pool having rear yard of 8.1 feet instead of required 10 feet, pool patio having rear yard of 2 feet instead of required 6 feet, patio having rear yard of 2.1 feet instead of required 4 feet and platform deck having side yard of 0.1 feet instead of required 4 feet, Res. B District, north side of Namrof Lane (#11), 585.65 feet east of Grundy Avenue Holbrook, NY (0500-129.00-03.00-040.000)
- 6:00 P.M. (413-24)** **KARLA D. OCHOA ORTIZ and KARLA S. ORTIZ AVELAR** - permission to leave retaining wall (33" high) on side property line not having required setback of 4 feet, RRD, north side of Smith Street (#35), 508.91 feet west of McKinney Avenue, Central Islip, NY (0500-141.00-02.00-054.000)
- 6:00 P.M. (342-24)** **WILLIAM and ELIZABETH MAGUIRE** - permission to leave inground pool having side yard of 9.1 feet instead of required 14 feet and pool patio having side yard of 2.9 feet instead of required 6 feet, Res. A District, south side of Chatham Drive (#88), 1,571.75 feet west of Waterford Road, Oakdale, NY (0500-326.00-01.00-037.000)

- 6:00 P.M. (414-24) BROOKE STEMMLER** - permission to leave roofed-over patio having side yard of 9.5 feet instead of required 14 feet and total side yards of 20.2 feet instead of required 28 feet, patio having side yard of 1.8 feet instead of required 4 feet, bin/shed 10 feet behind front line of dwelling instead of required 20 feet and driveway on side property line not having required setback of 4 feet, Res. B District, north side of Maple Street (aka Railroad Street) (#75), 159.17 feet east of Gillette Avenue, Blue Point, NY (0500-334.00-03.00-004.011)
- 6:00 P.M. (415-24) CHRISTOPHER SCHWEITZER** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 on lot having area of 7,312.5 sq. feet instead of required 7,500 sq. feet, and to leave driveway on side property line not having required setback of 4 feet, Res. B District, south side of Cambridge Avenue (#94), 225 feet west of St. Charles Street, Holbrook, NY (0500-107.00-01.00-030.000)
- 6:00 P.M. (416-24) WILMAN MARTINEZ** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. AA District, south side of Gates Avenue (#6), 1,600 feet west of Fulton Street, Brentwood, NY (0500-095.00-01.00-019.004)
- 6:00 P.M. (417-24) DENNIS L. and JAYNE L. BERG** - permission to leave retaining wall planter (22" high), driveway and patio on side property lines not having required setback of 4 feet each, Res. A District, east side of Bay Shore Avenue (#800), 975 feet south of Rockaway Street, West Islip, NY (0500-363.00-02.00-014.000)
- 6:00 P.M. (418-24) KERWEN CANAS** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, east side of Dale Drive (#123), 83.4 feet south of Matthews Road, Oakdale, NY (0500-354.00-02.00-058.000)
- 6:00 P.M. (419-24) FRANK E. SACCENTE** - permission to leave detached garage having height of 14.32 feet instead of permitted 14 feet and egress window having front yard of 19.2 feet instead of required 25 feet, Res. B District, north side of West Islip Boulevard (#321), 145.82 feet east of Higbie Lane, West Islip, NY (0500-455.00-01.00-014.001)
- 6:00 P.M. (420-24) JESSICA SLIWAK, GEORGE PORTELLI, KAREN McDONOUGH and KELLIE McDONOUGH** - permission to install inground pool (16' x 34') leaving side and rear yards of 7 feet instead of required 14 feet each and to leave walkway having front yard occupancy of 13% instead of permitted 12%, Res. A District, northwest corner of Higbie Lane (#108) and South Street, West Islip, NY (0500-467.00-01.00-005.000)
- 6:00 P.M. (421-24) GERMAN RIVAS** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. AA District, north side of Connecticut Avenue (#232), 211.59 feet west of Illinois Avenue, Bay Shore, NY (0500-225.00-01.00-045.000)

6:30 P.M. (422-24) WILLIAM C. and ERICA STAAB - permission to erect second-story addition (24.5' x 34.3') leaving side yard of 8.26 feet instead of required 14 feet and front yard of 22.42 feet instead of required 25 feet, Res. B District, south side of Mollie Boulevard (#464), 645 feet west of Broadway, Holbrook, NY (0500-129.00-03.00-013.000)

Adjourned from June 4, 2024

6:30 P.M. (349-24) MATTHEW and KRYSTLE C PARRINO - permission to erect second story addition (22.3' x 27') leaving side yard of 12.3 feet instead of required 14 feet, to leave pool deck (6" high) having front yard of 9 feet instead of required 25 feet, detached garage with awning having rear yard of 3.7 feet instead of required 4 feet and to leave 5-foot fence on property line not having required setback of 15 feet, Res. B District, north side of Iroquois Street (#231), 220 feet west of Parkway Boulevard, Ronkonkoma, NY (0500-020.00-03.00-042.001)

6:30 P.M. (423-24) JOSHUA and ALLISON BERWITZ - permission to leave shed (6.2' x 14.2') having rear yard of 6.8 feet instead of required 10 feet and deck having side yard of 0.8 feet instead of required 5 feet, Res. BAA District, east side of Atlantic Avenue (#44), 64 feet south of Neptune Walk, Seaview, NY (0500-497.00-02.00-042.000)

6:30 P.M. (424-24) WILLIAM WEINGART - permission to elevate two-story dwelling leaving side yard of 6.8 feet instead of required 10 feet, total side yards of 16.8 feet instead of required 25 feet, to erect second-story deck leaving side yards of 6.3 feet and 6.5 feet and second-story balcony leaving side yard of 6.8 feet instead of required 15 feet each, front yard of 22.5 feet instead of required 25 feet, to leave deck having rear yard of 6.7 feet and side yard of 3.3 feet and 6.3 feet instead of required 15 feet each, to expand decking leaving front yard of 10 feet instead of required 15 feet, all having floor area ratio of 37.78% instead of permitted 30%, Res. BAA District, west side of Broadway (#34), 360 feet north of Central Walk, Fair Harbor, NY (0500-493.00-02.00-023.000)

6:30 P.M. (425-24) SCOTT and KATHRYN WYSOCKI - permission to erect second-story addition (25.5' x 26') leaving rear yard of 16.9 feet instead of required 25 feet and floor area ratio of 31.3% instead of permitted 25%, Res. B (278) District, northwest corner of Singingwood Drive (#156) and Sunny Glenn Way, Holbrook, NY (0500-090.00-04.00-066.000)

Adjourned from June 25, 2024

6:30 P.M. (395-24) GRETCHEN A. HUGH - permission to erect second-story addition and roofed-over porch leaving front yard of 24.2 feet instead of required 25 feet with roofline alteration leaving side yard of 4.6 feet instead of required 14 feet and to erect one-story addition leaving side yard of 9.1 feet instead of required 14 feet, all leaving floor area ratio of 29.32% instead of permitted 25%, Res. B District, southwest corner of Pine Acres Boulevard (#1369) and Huron Drive, Bay Shore, NY (0500-314.00-02.00-104.001)

6:30 P.M. (426-24) MAX SOLONDZ and MINDY A. TEGAY - permission to erect one-story addition (8' x 22.2') leaving front yard of 14 feet instead of required 25 feet and side yard of 7.7 feet instead of required 10 feet, to leave outdoor shower on rear property line not having required setback of 10 feet, shed (#1) having side yard of 3.7 feet and rear yard of 9.8 feet instead of required 10 feet each and shed (#2) having rear yard of 6.5 feet instead of required 10 feet, Res. BAA District, west side of Elm Walk (#70), 80 feet north of Central Walk, Fair Harbor, NY (0500-493.00-03.00-066.000)

6:30 P.M. (427-24) DOMINICK TAVELLA - permission to leave roofed-over porch having second front yard of 24.5 feet instead of required 30 feet, resulting in floor area ratio of 35% instead of permitted 25%, 6-foot fence on property line not having required setback of 10 feet, air conditioning units having side yard of 1.2 feet instead of required 2 feet and driveway on side property line and wood walkway on side and rear property lines not having required setback of 4 feet each, Res. AA District, northwest corner of Shoal Drive (#3) and Oak Neck Lane, West Islip, NY (0500-480.00-01.00-006.002)

Adjourned from June 4, 2024

7:00 P.M. (361-24) MARGARET BROWN DOMENECH and JOHN DOMENECH - permission to erect one-story addition (15' x 16.8') leaving rear yard of 14.81 feet instead of required 25 feet and floor area ratio of 27% instead of permitted 25%, Res. B District, northeast corner of Moffitt Boulevard (#39) and Jefferson Avenue, East Islip, NY (0500-346.00-01.00-013.000)

Adjourned on June 4, 2024

7:00 P.M. (359-24) ELLEN BELDY and TIMOTHY DEMPSEY - permission to install decking and outdoor shower leaving rear yard of 4.5 feet instead of required 15 feet and to erect shed (12' x 7') leaving rear yard of 5.4 feet instead of required 10 feet, Res. BAA District, west side of Broadway (#92), 160 feet south of Central Walk, Fair Harbor, NY (0500-492.00-02.00-017.000)

7:00 P.M. (428-24) JOHN and SHANNON DiPAOLA - permission to leave accessory structure containing habitable space, an indoor tub/shower, bathroom exceeding 20 square feet, interior walls, air conditioning and total square footage exceeding 400 square feet in violation of Islip Town Code Section 68-3 (Definitions) and gazebo having 53.5 feet in front of dwelling instead of required 20 feet behind front line, Res. A District, north side of Shinnecock Lane (#131), 834.7 feet west of Woodland Drive, East Islip, NY (0500-398.00-03.00-058.000)