

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, August 06, 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: 07/26/2024
Islip, New York

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

- 6:00 P.M. (466-24)** **LOKESH and RITU KOHLI** - 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 Monroe Avenue (#310), 500.3 feet west of Higbie Lane, West Islip, NY (0500-413.00-01.00-047.002)
- 6:00 P.M. (467-24)** **JANINE MUSMACKER** - permission to leave inground pool having rear yard of 9.3 feet instead of required 10 feet, Res. B District, southwest corner of Willett Avenue (#108) and Tariff Street, Sayville, NY (0500-330.00-04.00-029.000)
- 6:00 P.M. (468-24)** **NANCY NINTZEL** - permission to leave above-ground pool leaving side yard of 11 feet instead of required 14 feet, Res. A District, south side of Keswck Drive(#142), 178.30 feet west of Country Village Lane East Islip, NY (0500-400.00-05.00-018.000)
- 6:00 P.M. (469-24)** **BRENTWOOD CHURCH OF THE NAZARENE** - permission to leave cellar entrance having side yard of 7.62 feet instead of required 14 feet, Res. A District, north side of Van Cedar Street (#35), 178.78 feet west of Madison Avenue Brentwood, NY (0500-116.00-01.00-080.004)
- 6:00 P.M. (470-24)** **FLIP LONG ISLAND INC.** - permission to erect one-story dwelling on lot having area of 6,000 sq. feet instead of required 7,500 sq. feet, lot width of 60 feet instead of required 75 feet, side yards of 11.9 feet and 11.8 feet instead of required 14 feet each, total side yards of 23.7 feet instead of required 28 feet and floor area ratio of 30.4% instead of permitted 25%, Res. B District, east side of Myrtle Avenue (#122), 328 feet north of 1st Street, West Islip, NY (0500-469.00-02.00-011.000)

Adjourned from June 25, 2024

- 6:00 P.M. (398-24) THOMAS C. and GINA A. FINN** - permission to erect one-story addition (12' x 36' Irrg.) leaving side yard of 12 feet instead of required 14 feet and floor area ratio of 27% instead of permitted 25%, to establish two-family, family use only, pursuant to Section 68-419.1 of the Islip Town Code, to leave patio having side yard of 1.6 feet instead of required 4 feet, pool patio having side yard of 1.4 feet and rear yard of 2.1 feet instead of required 6 feet each and rear yard landscaping of 35% instead of permitted 40%, Res. A District, south side of Clarinet Lane (#250), 207 feet east of Coates Avenue, Holbrook, NY (0500-175.00-01.00-038.000)
- 6:00 P.M. (471-24) CHRISTINA LACAGNINA** - permission to install inground pool leaving front yard of 25 feet instead of required 35 feet, pool patio leaving front yard of 20 feet instead of required 30 feet, to relocate six-foot fence to front property line not having required setback of 10 feet and to leave a/c unit having front yard of 8.6 feet instead of required 35 feet, Res. AA District, southwest corner of Blackpine Court (#1), and Waverly Avenue, Holtsville, NY (0500-111.00-01.00-014.001)
- 6:00 P.M. (472-24) MICHAEL & TARA NEIDHART and DALE & TERESA GROSS** - permission to erect one-story addition leaving side yard of 11.2 feet and roofed-over porch leaving side yard of 10.6 feet instead of required 14 feet each and floor area ratio of 25.6% instead of permitted 25%, Res. A District, north side of Loop Drive (#130), 354.14 feet east of Lucille Drive, Sayville, NY (0500-259.00-04.00-006.000)
- 6:00 P.M. (473-24) JACLYN LEARY and DALE GROSS, JR.** - permission to erect one-story addition (8.2' x 19.1') leaving front yard of 37.5 feet and roofed-over porch (6' x 30') leaving front yard of 31.8 feet instead of required 40 feet each, Res. A District, east side of Lumur Drive (#67), 690.95 feet south of Ronald Lane, Sayville, NY (0500-308.00-02.00-022.000)
- 6:00 P.M. (474-24) PABLO LIZANA** - permission to erect one-story and two-story additions leaving side yard of 13.5 feet instead required 18 feet, front yard of 39.9 feet instead of required 40 feet and to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. AA District, north side of Leona Street (#235), 378 feet east of Broadway Avenue, Holbrook, NY (0500-176.00-01.00-013.000)
- 6:00 P.M. (475-24) 1451 6 STREET LLC** - permission to leave cellar entrance having side yard of 8.25 feet instead of required 14 feet and patio having side yard of 2.6 feet instead of required 4 feet, Res. B District, east side of Manor Lane (#1069), 900 feet south of Penataquit Drive, Bay Shore, NY (0500-390.00-03.00-008.000)

- 6:00 P.M. (476-24)** **JOSE P. GONZALEZ PALACIOS and ANA M. LOPEZ DE FERRUFINO** - permission to leave coop having side yard of 2.25 feet instead of required 10 feet, to erect storage building (30' x 30.2') leaving rear yard of 9.1 feet instead of required 10 feet and having interior walls in violation of Islip Town Code Section 68-3 (Definitions), Res. AA District, east side of Connetquot Avenue (#1199), 301.5 feet north of Allwood Avenue Central Islip, NY (0500-123.00-02.00-023.000)
- 6:30 P.M. (477-24)** **PETER and LAURA GLASS** - permission to erect one-story addition (24' x 29' Irrg.) leaving second front yard of 19 feet instead of required 50 feet, Res. AAA District, northeast corner of Lawrence Lane (#17) and Manatuck Boulevard, Bay Shore, NY (0500-441.00-01.00-044.005)
- 6:30 P.M. (478-24)** **BRANDON N. and HEATHER M. COOPER LaVISTA** - permission to erect two-story dwelling on lot having width of 135 feet instead of required 150 feet throughout and lot area of 20,039.7 sq. feet instead of required 40,000 sq. feet, Res. AAA District, north side of Meadow Lane (#123), 156.66 feet west of South Gillette Avenue, Bayport, NY (0500-412.00-02.00-010.000)
- 6:30 P.M. (479-24)** **FRANCIS K. and LISELOTTE C. RIVERA** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 having gross floor area of 848 sq. feet instead of permitted 800 sq. feet, to leave roofed-over porch having rear yard of 17.5 feet instead of required 25 feet, resulting in floor area ratio of 33.5% instead of permitted 25% and patio having rear yard of 3.5 feet instead of required 4 feet, Res. B District, northwest corner of North Bayport Avenue (#466) and Colter Street (unopened), Bayport, NY (0500-309.00-04.00-071.001)
- 6:30 P.M. (480-24)** **CALEB HANIQUET** - permission to leave accessory structure having height of 16 feet instead of permitted 14 feet and driveway having front yard occupancy of 43.7% instead of permitted 40%, Res. B District, south side of Root Avenue (#100), 100 feet west of Roosevelt Avenue, Islip, NY (0500-344.00-01.00-009.000)
- 6:30 P.M. (481-24)** **MARLYN GARCIA** - permission to leave detached garage (19.3' x 27') having side yard of 5.2 feet instead of required 10 feet and rear yard of 2.5 feet instead of required 10 feet, shed in front yard not having required 20 feet behind front line of dwelling, 6-foot fence having front yard of 5 feet instead of required 15 feet, 4-foot fence in site distance triangle instead of permitted height of 3 feet and driveway on side property line not having required setback of 4 feet, Res. A District, northwest corner of Wheeler Road (#88) and McGowan Lane, Central Islip, NY (0500-078.00-01.00-034.000)

6:30 P.M. (482-24) **ROSA L. URQUIZA** - permission to leave one-story addition (4.8' x 4.7') resulting in floor area ratio of 34% instead of permitted 25%, shed setback 5 feet behind front line of dwelling instead of required 20 feet and driveway having front yard occupancy of 48.7% instead of permitted 40%, Res. B District, south side of Expressway Drive South (#1414), 132 feet west of Brentwood Parkway, Brentwood, NY (0500-036.00-03.00-016.000)

6:30 P.M. (483-24) **LUZFAN HOLDING CORP** - permission to subdivide lot into two parcels; Lot 1 - to leave one-story dwelling having side yard of 9.4 feet and roofed-over porch having side yard of 16 feet instead of required 18 feet each and roofed-over patio (6' x 13.8') having front yard of 39.5 feet instead of required 50.8 feet and Lot 2 - to erect two-story dwelling on lot having area of 18,306.44 sq. feet instead of required 20,000 sq. feet and to install egress window leaving side yard of 14.8 feet instead of permitted encroachment setback of 15 feet, Res. AA District, southwest corner of Lexington Avenue (#104) and Joshuas Path, Central Islip, NY (0500-054.00-02.00-006.000)