

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, September 10, 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: 08/30/2024
Islip, New York

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

6:00 P.M. (534-24) JOHN J. and PATRICIA MARTIN - permission to leave shed having side yard of 3.5 feet and rear yard of 3.8 feet instead of required 4 feet each, Res. A District, west side of Lincoln Drive (#46), 329 feet south of Stuyvesant Road Oakdale, NY (0500-325.00-04.00-037.000)

6:00 P.M. (535-24) KAITLYN O'CONNER, TRUSTEE of THE BERGIN 2021 IRREVOCABLE TRUST - permission to leave pool patio having rear yard of 5.5 feet instead of required 6 feet, pool equipment having side yard of 4 feet instead of required 6 feet and shed having side yard of 1.8 feet instead of required 4 feet, Res. B District, north side of Chicago Court (#27), 395 feet east of Chicago Avenue, Bay Shore, NY (0500-318.00-01.00-035.006)

6:00 P.M. (536-24) MICHAEL D. MEDINA and TIMOTHY J. LUSTIG - permission to leave hot tub having side yard of 10.8 feet instead of required 14 feet, Res. A District, south side of Deer Park Street (#10), 89 feet east of Howells Road Bay Shore, NY (0500-221.00-01.00-044.000)

6:00 P.M. (537-24) JAMES H. and TERESA A. EDMONDS - permission to leave inground pool having front yard of 19.3 feet instead of required 20 feet, pool patio having front yard of 9.5 feet instead of required 15 feet, patio having rear yard of 0.8 feet instead of required 4 feet, rear yard landscaping of 31% instead of required 40%, retaining wall (1.8' high) having second front yard of 2.8 feet and on front and rear property lines not having required setback of 4 feet each and driveway having side yard of 3 feet instead of required 4 feet, Res. B District, northwest corner of Woodlawn Avenue (#145) and Lake Shore Drive, Ronkonkoma, NY (0500-032.00-05.00-075.000)

6:00 P.M. (538-24) PAULO A. FIGUEIREDO - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. AA District, north side of Tremper Street (#149), 912.25 feet west of Broadway Avenue, Holbrook, NY (0500-175.00-02.00-087.000)

- 6:00 P.M. (539-24) ANTHONY and MELISSA HARRIS** - permission to erect two-story addition (7.2' x 34.2') leaving front yard of 19.9 feet instead of required 25 feet, total side yards of 22.74 feet instead of required 28 feet and floor area ratio of 34.58% instead of permitted 25%, Res. B District, east side of Redmond Avenue (#79), 200 feet north of Tillie Street, Bay Shore, NY (0500-342.00-01.00-098.000)
- 6:00 P.M. (540-24) JOSEPH WILLIAMS** - permission to install inground pool leaving second front yard of 14 feet instead of required 20 feet, Res. B District, southwest corner of Locust Avenue (#86) and Columbia Street (through lot to McKinley Street), Islip, NY (0500-370.00-02.00-007.000)
- 6:00 P.M. (541-24) NYU LANGONE HEALTH / 712 MAIN ASSOCIATES LLC** - permission to install secondary facial sign not visible from main thoroughfare having area of 24 sq. feet instead of permitted 12 sq. feet, GST District, south side of Montauk Highway (#712), 325 feet east of South Bay Avenue, Islip, NY (0500-371.00-02.00-014.001)
- 6:00 P.M. (542-24) ALDO and CASSANDRA JIMENEZ** - permission to leave detached garage (10.1' x 20.3') having rear yard of 3.6 feet instead of required 4 feet and second front yard of 4.9 feet instead of required 20 feet, to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. B District, southwest corner of Michigan Street (#498) and North Cedar Avenue, Ronkonkoma, NY (0500-033.00-03.00-054.000)
- 6:00 P.M. (543-24) PATRICK J. and CHRISTINA KATTAU** - permission to install inground pool leaving rear yard of 10 feet instead of required 18 feet and to leave 6-foot fence on front property line not having required setback of 10 feet, Res. AA District, northeast corner of Bay Grove Court (#5) and Middle Road, Bayport, NY (0500-385.00-01.00-021.000)
- 6:00 P.M. (544-24) ANGEL PACHECO** - permission to leave cellar entrance having rear yard of 6.8 feet and egress window having rear yard of 8.9 feet instead of required 25 feet each and to leave shed 7.1 feet behind front line of dwelling instead of required 20 feet, Res. B District, southwest corner of Manatuck Boulevard (#1358) and Aztec Drive, Bay Shore, NY (0500-314.00-02.00-128.000)
- 6:00 P.M. (545-24) CARMINE J. CISERANO and EMILY R. BIENZ CISERANO** - permission to install inground pool leaving side and rear yards of 12 feet instead of required 18 feet each, Res. A / AA District, south side of Woodbury Road (#122), 420.79 feet east of Bretton Road, Hauppauge, NY (0500-040.00-01.00-086.000)

- 6:30 P.M. (546-24)** **TOWN OF ISLIP COMMUNITY DEVELOPMENT AGENCY** - permission to erect one-story dwelling on lot having width of 50 feet instead of required 75 feet, lot area of 7,250 sq. feet instead of required 7,500 sq. feet, side yards of 12.3 feet instead of required 14 feet each, portico leaving side yard of 9.8 feet and total side yards of 22.1 feet instead of required 28 feet, Res. B District, south side of East Halley Lane (#67), 482.77 feet west of Hawthorne Avenue, Central Islip, NY (0500-079.00-01.00-028.000)
- 6:30 P.M. (547-24)** **CRAIG ABRUZZO** - permission to erect two-story dwelling and decking resulting in floor area ratio of 42.68% instead of permitted 30% and to erect decking leaving side yard of 12.3 feet instead of required 15 feet, Res. BAA District, west side of West Lighthouse Walk, 120 feet south of Cedar Court, Kismet, NY (0500-491.00-03.00-003.000)
- 6:30 P.M. (548-24)** **ERICA and PAUL TROPP** - permission to erect second story deck resulting in floor area ratio of 35.38% instead of permitted 30%, Res. BAA District, southeast corner of Gale Avenue (#42) and Neptune Walk, Seaview, NY (0500-497.00-05.00-007.000)
- 6:30 P.M. (549-24)** **DAVID C. LEVY** - permission to relocate and elevate existing two-story dwelling with decking on lot having width of 50 feet instead of required 60 feet, leaving side yard of 4.7 feet instead of required 10 feet and to expand roof deck (4' x 20.6') leaving side yard of 10.8 feet instead of required 15 feet, all having total side yards of 15 instead of required 25 feet, Res. BAA District, west side of Sextant Walk (#8), 88.82 feet north of Fire Island Lighthouse Baseline (through lot to Compass Walk), Robbins Rest, NY (0500-496.00-01.00-030.001)
- 6:30 P.M. (550-24)** **U.S.C. REALTY CORP** - permission to erect two-story dwelling leaving floor area ratio of 32% instead of permitted 25%, Res. B District, west side of Girard Avenue, 175.14 feet south of Mackenzie Court, Bay Shore, NY (0500-459.00-01.00-012.000)
- 6:30 P.M. (551-24)** **CHELSEA M. COYLE** - permission to erect one-story and second-story additions leaving side yard of 8.5 feet instead of required 14 feet, total side yards of 23.7 feet instead of required 28 feet and floor area ratio of 47.1% instead of permitted 25%, Res. B District, north side of Elliot Place (#21), 245.7 feet east of Grant Avenue, Islip, NY (0500-370.00-02.00-019.000)
- 6:30 P.M. (552-24)** **JON and MARIA BALL** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 having gross floor area of 912 square feet instead of permitted 800 sq. feet and to leave driveway and gravel area on side property line not having required setback of 4 feet each, Res. A District, east side of Munson Lane (#55), 365.37 feet south of Anson Lane, West Sayville, NY (0500-380.00-03.00-128.000)

6:30 P.M. (553-24) **LEIDY C. PAULA and KELVIN PAULA-MOREL** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, to leave one-story addition (6' x 19.5') having side yard of 8.6 feet instead of required 14 feet, total side yards of 22.9 feet instead of required 28 feet, to leave bathroom in accessory structure having gross floor area of 25 sq. feet instead of permitted 20 sq. feet, pool deck on side property line not having required setback of 6 feet, patio on side property line not having required setback of 4 feet, wall located in driveway sight triangle and on front property line not having required setback of 4 feet, Res. A District, south side of Pear Street (#64), 200 feet west of Islip Avenue, Brentwood, NY (0500-205.00-03.00-061.000)

7:00 P.M. (554-24) **STEVEN C. SMITH** - permission to leave roof deck (above cabana) having side yard of 8.3 feet instead of required 18 feet, Res. AA District, west side of West Bayberry Road (#60), 434 feet south of South Ocean Avenue Islip, NY (0500-443.00-01.00-007.000)

7:00 P.M. (555-24) **DANIEL J. JONES** - permission to erect one-story addition (24' x 58.85' Irrg.) leaving front yard of 47.5 feet instead of required 50 feet, side yard of 14 feet instead of required 25 feet and total side yards of 33.47 feet instead of required 60 feet, to install 6-foot fence with columns leaving front yard of 4 feet instead of required 15 feet and located within driveway sight triangle instead of permitted height of 3 feet, Res. AAA District, north side of Kings Highway (#201), 177.36 feet east of Ridgefield Road, Hauppauge, NY (0500-023.00-01.00-029.000)

7:00 P.M. (556-24) **MARLON MENDEZ** - permission to erect two-story dwelling on lot having width of 49.42 feet instead of required 75 feet and lot area of 5,488 sq. feet instead of required 7,500 sq. feet, Res. B District, east side of Monroe Avenue, 100 feet south of Montana Avenue, Bay Shore, NY (0500-292.00-02.00-147.000 & 148.000)