

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, March 05, 2019** at the Town Hall West, 401 W 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.

Dated: 02/22/2019
Islip, New York

John M. Lorenzo, Chairman
Zoning Board of Appeals

- 6:00 P.M. (155-19) JULIE A. DURKALSKI** - to renew permit for two family, family use only, Res. B District, southeast corner of West Drive (#23) and Oak Drive, Ronkonkoma, NY (0500-022.00-01.00-070.001)
- 6:00 P.M. (156-19) SHAWNETTE COSTARELLI and MILDRED COSTARELLI** - to renew permit for two family, family use only, Res. B District, south side of Rockaway Street (#330), 240 feet west of Montauk Avenue, Islip Terrace, NY (0500-209.00-02.00-141.000)
- 6:00 P.M. (157-19) ADEL S. HIMAYA and CAROL HIMAYA** - to renew permit for two family, family use only, Res. A District, southeast corner of Chenango Drive (#76) and Pine Drive, Bay Shore, NY (0500-339.00-01.00-001.006)
- 6:00 P.M. (158-19) ROBERT and KATHLEEN ZANE** - to renew permit for two family, family use only, Res. AA District, west side of Budenos Drive (#52), 101.12 feet north of Belinda Court, Sayville, NY (0500-282.00-04.00-056.000)

Adjourned from February 12, 2019

- 6:00 P.M. (104-19) ANDREW and MARGARET COULTER** - to renew permit for two family, family use only, Res. A District, west side of Tanglewood Road (#662), 675.17 feet south of Ryan Street, West Islip, NY (0500-468.00-04.00-018.000)
- 6:00 P.M. (159-19) CHRISTOPHER and JAMIE NUTTER** - permission to leave pool patio having side yard of 4 feet instead of required 6 feet, Res. AA District, east side of Eaton Lane (#79), 600.2 feet north of Magoun Road, West Islip NY (0500-472.00-03.00-040.002)
- 6:00 P.M. (160-19) ROBERT and VALERIE LYONS** - permission to leave pool patio having side yard of 5.4 feet and rear yard of 1.9 feet instead of required 6 feet each, Res. B District, north side of Lillian Boulevard (#407), 200 feet east of Hummel Avenue, Holbrook, NY (0500-129.00-02.00-087.000)
- 6:00 P.M. (161-19) JONATHAN WALKER and CHRISTINE CAPPADORA** - permission to leave driveway having side yard of 2.4 feet instead of required 4 feet, Res. A District, north side of Kime Avenue (#539), 225 east of Ward Street, West Islip, NY (0500-336.00-01.00-030.000)

- 6:00 P.M. (162-19) ADAM RIFKIN and JOAN RIFKIN** - permission to leave shed having 19 feet behind front line of dwelling instead of required 20 feet and to leave driveway having side yard of 0.1 feet instead of required 4 feet, Res. B District, south side of Wildwood Road (#306) and 100 feet east of Port Avenue, Ronkonkoma, NY (0500-031.00-04.00-128.000)
- 6:00 P.M. (163-19) ANTHONY and KAREN TROTTA** - permission to erect roofed-over porch leaving side yard of 11.8 feet instead of required 14 feet and to erect one story addition (7.5' x 13') leaving side yard of 13.3 feet instead of required 14 feet, Res. A District, north side of Berard Boulevard (#32), 90.1 feet west of Locust Avenue, Oakdale, NY (0500-353.00-02.00-082.000)
- 6:00 P.M. (164-19) JOSEPH T. LOREFICE and LINDSEY ANNE FISHER** - permission to erect one story addition (20' x 21') leaving side yard of 7.4 feet instead of required 18 feet, Res. AA District, north side of Oceanside Street (#327), 300 feet east of Connetquot Avenue, Islip Terrace, NY (0500-209.00-03.00-044.000)
- 6:00 P.M. (165-19) KATIE LOCICCHIO and ALYCIA DELANEY** - permission to leave shed having 10.5 feet behind the front line of the dwelling instead of required 20 feet and to leave pool deck (under 18" in height) having side yard of 0.3 feet instead of required 6 feet, Res. B District, south side of East Madison Street (#66), 175 feet west of Center Avenue, East Islip, NY (0500-322.00-02.00-078.000)
- 6:30 P.M. (166-19) DEEP FRIED CAPITAL LLC** - permission to erect one story addition (4.4' x 7') leaving rear yard of 14.3 feet instead of required 25 feet, Res. AAAB District, west side of Holly Walk (#128) 400 feet south of Central Walk, Fair Harbor, NY (0500-492.00-03.00-017.000)
- 6:30 P.M. (167-19) RICARDO and MARITZA QUEZADA** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. B District, east side of Strong Street (#183), 166.5 feet south of Hagen Street, Brentwood, NY (0500-163.00-03.00-025.000)
- 6:30 P.M. (168-19) MARIA BARAHONA** - permission to leave porch with roof over having side yard of 8 feet instead of required 14 feet, Res. A District, south side of East Beech Street (#38), 100 feet west of Boulevard Avenue, Central Islip, NY (0500-122.00-01.00-029.000)
- 6:30 P.M. (169-19) CESAR M. JULCA** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. B District, east side of Rossmore Avenue (#22), 100 feet north of Booth Street, Central Islip, NY (0500-120.00-03.00-011.000)
- 6:30 P.M. (170-19) ANOSH IFTIKHAR and KASHMALA SAJJAD** - permission to transfer and renew permit for accessory apartment to a subsequent property owner pursuant to Section 68-618 and 68-616, Res. B District, southeast corner of Illinois Avenue (#1375) and Dakota Avenue, Bay Shore, NY (0500-292.00-02.00-002.000)

- 6:30 P.M. (171-19) M&H BROTHERS REALTY INC.** - permission to leave second story addition having front yard of 23.5 feet instead of required 40 feet, to leave shed having second front yard of 24.3 feet instead of required 35 feet, and to leave 6 foot fence on property line not having required setback of 10 feet, Res. AA District, southeast corner of Caleb's Path (#115) and Prospect Avenue, Brentwood, NY (0500-096.00-02.00-009.000)
- 6:30 P.M. (172-19) DAVID MANASSERI** - permission to leave detached roofed structure having front yard (through lot) of 11.1 feet instead of required 61.2 feet and floor area ratio of 30.69% instead of permitted 25%, to leave shed (16.1' x 9.2') having front yard (through lot) of 44 feet instead of required 61.2 feet and side yard of 1.9 feet instead of required 4 feet, also to leave 6 foot fence on property line not having required setback of 15 feet, Res. AA District, northwest corner of Amy Drive (#95) and Sejon Drive, through lot to Montauk Highway, Sayville, NY (0500-332.00-03.00-002.000)
- 7:00 P.M. (173-19) GERALD A. POLAK** - permission to establish a Home Occupation in a multi-family zone (CA) in violation of 68-3 definition of Home Occupation allowing such use in single family zone only, Res. CA District, east side of Newbrook Lane (#79), 224 feet south of Spur Drive south, Bay Shore, NY (0500-268.00-02.00-024.000)
- 7:00 P.M. (174-19) ROSALIA and HARRIS DIMOS** - permission to leave roofed-over porch (4.7' x 7.7') having front yard of 15.7 feet instead of permitted encroachment setback of 20 feet and to leave expanded driveway having front yard occupancy of 63.46% instead of permitted 35%, Res. B District, east side of Coates Avenue (#1267), 100 feet south of Clarice Boulevard, Holbrook, NY (0500-108.00-01.00-101.000)
- 7:00 P.M. (175-19) SUFFOLK TOWERS, INC./LONG ISLAND MACARTHUR AIRPORT** - permission to increase height of existing wireless communications tower not having required setback of 110% of the tower height (required 126.5 feet) and having side yard of 71.6 feet instead of required 126.5 feet, Ind 1 District, south side of Railroad Avenue, approx. 3,444 feet east side of Smithtown Avenue, Ronkonkoma, NY (0500-106.00-01.00-001.006)
- 7:00 P.M. (176-19) VETS & COATES LLC** - permission to leave three facial signs where only two are permitted, Establishment 1- having one sign with sign area of 30 sq. feet instead of permitted 19.5 sq. feet; Establishment 2 - having two signs, secondary sign having sign area of 30 sq. feet instead of permitted 16.5 sq. feet, ICD District, northwest corner of Veterans Memorial Highway (#4709) and Coates Avenue, Holbrook, NY (0500-175.00-01.00-114.000)

Adjourned from February 5, 2019

- 7:00 P.M. (100-19) JOSEPH and DONNA GIORDANELLA** - permission to unmerge vacant lot from merged parcels and/or interpretation that the vacant land does not affect the nonconformity of lot 31 and/or previous ZBA decision 109-09, to erect single family dwelling on lot having area of 5,722 sq. feet instead of required 7,500 sq. feet and lot width of 72.6 feet instead of required 75 feet, GST District, east side of Smithtown Avenue (#0) through lot to Lakeland Avenue, approx 97 feet south of Lakeland Avenue, Bohemia, NY (0500-172.00-01.00-033.000)
- 7:30 P.M. (177-19) MOHAMED OUMMIH** - to renew permit for accessory apartment pursuant to Section 68-616, Res. B District, west side of Robinhood Drive (#4), 60 feet north of Adams Street East, East Islip, NY (0500-322.00-03.00-041.000)
- 7:30 P.M. (178-19) MANUEL HERNANDEZ** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, north side of Peterson Street (#135), 558 feet west of Grand Boulevard, Brentwood, NY (0500-185.00-03.00-049.000)
- 7:30 P.M. (179-19) JOSE CLAROS and ALMA I. RAMIREZ-CLAROS** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, south side of West Orange Street (#138), 387.5 feet west of Islip Avenue, Brentwood, NY (0500-228.00-04.00-053.000)