

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, October 22, 2024** at Town Hall West, 401 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: 10/11/2024
Islip, New York

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

- 6:00 P.M. (646-24)** **THOMAS FOX and JEANNINE CARROLL** - permission to leave inground pool having side yard of 13.4 feet instead of required 14 feet, Res. A District, east side of Barberry Road (#11), 423.02 feet north of Montauk Highway, West Islip, NY (0500-473.00-01.00-025.000)
- 6:00 P.M. (647-24)** **RUBEN A. GUEVARA, BELKY C. GUEVARA CONTRERAS and ANA CONTRERAS** - permission to leave driveways having side yards of 2.8 feet and 3.6 feet instead of required 4 feet each, Res. AA District, south side of Lexington Avenue (#18), 800 feet west of Fulton Street, Brentwood, NY (0500-075.00-02.00-009.000)
- 6:00 P.M. (648-24)** **JOHN J. and LYNN O'SHAUGHNESSY** - permission to leave driveway having side yard of 2.7 feet instead of required 4 feet, Res. AAA District, north side of Lanson Street (#653), 286.44 feet east of Pond Road, Bohemia, NY (0500-255.00-01.00-010.000)
- 6:00 P.M. (649-24)** **ANTHONY and RANDI LOCICERO** - permission to leave driveway having side yard of 1 foot and patio on side property line not having required setback of 4 feet each, Res. B / AAA District, southside of Brushwood Court (#10), 220 feet west of Bayview Avenue, East Islip, NY (0500-424.00-02.00-030.001)
- 6:00 P.M. (650-24)** **KARLA V. VELIS** - permission to leave semi-inground pool having rear yard of 4.9 feet instead of required 10 feet, pool patio on side and rear property lines not having required 6 feet each, waterfall having rear yard of 2.1 feet and side yard of 2 feet instead of required 4 feet each, walkway on side property line not having required setback of 4 feet and rear yard landscaping of 36% instead of required 40%, Res. B District, southwest corner of Orient Avenue (#68) and Warren Street Brentwood, NY (0500-037.00-02.00-012.000)

- 6:00 P.M. (651-24) JOSE CATANO** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, to leave roofed-over patio (7.3' x 10.9') having rear yard of 11 feet instead of required 25 feet and patio on side property line not having required setback of 4 feet, Res. B District, south side of Eastview Road (#122), 1,158.2 feet east of Rosedale Avenue, Ronkonkoma, NY (0500-010.00-01.00-016.000)
- 6:00 P.M. (652-24) DOMINICK and GINA ROSATO** - permission to erect one-story addition (13.7' x 29.3') leaving side yard of 5.6 feet instead of required 14 feet, total side yards of 19.9 feet instead of required 28 feet and to leave driveway on side property line not having required setback of 4 feet, Res. A District, north side of Roslyn Street (#7), 300 feet east of Carleton Avenue, Islip Terrace, NY (0500-296.00-03.00-106.000)
- 6:00 P.M. (653-24) FRANK A. CANNIZZARO, GRACE M. and FRANK L. CANNIZZARO** - permission to leave detached garage (25.3' x 37.3') having side yard of 9.6 feet instead of required 10 feet and shed having front yard (through lot) of 34.6 feet instead of required 35 feet, Res. AA / Res. A Districts, west side of Bayport Avenue (#238), 434 feet north of Academy Street (through lot to Homan Avenue), Bayport, NY (0500-359.00-03.00-021.000)
- 6:00 P.M. (654-24) GREENLAWN SWEET HOME CORP.** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. AA District, east side of Greenlawn Avenue (#871), 150 feet south of Cedarhurst Street, Islip Terrace, NY (0500-208.00-02.00-052.000)
- 6:00 P.M. (655-24) PASQUALE DeFRANCO JR.** - permission to install semi-inground pool leaving second front yard of 17.7 feet instead of required 22 feet, Res. A District, northeast corner of San Juan Drive (#79) and Nichols Road, Hauppauge, NY (0500-019.00-02.00-048.000)
- 6:00 P.M. (656-24) THOMAS JOHN GHENTS** - permission to leave gravel with block driveway and patio on side and rear property lines not having required setback of 4 feet each, Res. A District, west side of Shore Way (#142), 569.62 feet north of Shore Drive, Oakdale, NY (0500-349.00-01.00-004.000)
- 6:00 P.M. (619-24) ADAN A. and RICARDO A. SAGASTUME** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. AA District, north side of Michigan Avenue (#47), 697.39 feet east of Stein Drive, Bay Shore, NY (0500-201.00-03.00-031.000)
- 6:00 P.M. (657-24) ANDREA UIHLEIN, KARL BUCKNER and GERALD BUCKNER JR.** - permission to leave one-story addition (18.5' x 33.2') having side yard of 12 feet instead of required 18 feet and total side yards of 29.9 feet instead of required 36 feet, Res. AA District, south side of Vanderbilt Avenue (#108), 432.16 feet east of Joshuas Path, Central Islip, NY (0500-077.00-03.00-009.000)

Adjourned from August 20, 2024

- 6:30 P.M. (513-24) DANIEL and KAITLYN O'CONNOR** - permission to erect one-story addition (17' x 22') leaving side yard of 11 feet instead of required 14 feet, rear yard of 17.9 feet instead of required 25 feet and floor area ratio of 26% instead of permitted 25%, Res. B District, north side of Beverly Street (#27), 85 feet west of Grimsley Road, Islip, NY (0500-270.00-02.00-102.000)
- 6:30 P.M. (658-24) ANTHONY JOHN PELLATI, JR.** - permission to erect one-story addition (3.5' x 11') leaving front yard of 37.6 feet and portico (6' x 11') leaving front yard of 31.6 feet instead of required 40 feet each, Res. A District, east side of Tanglewood Road (#671), 645.63 feet south of Ryan Street, West Islip, NY (0500-468.00-04.00-036.000)
- 6:30 P.M. (659-24) JASON and AMANDA CARNES** - permission to modify driveway leaving front yard occupancy of 49% instead of permitted 40%, Res. AA District, west side of Fairview (#132), 206.50 feet south of Oak Street, Bayport, NY (0500-360.00-03.00-027.002)
- 6:30 P.M. (660-24) KRAFT FIFTEEN LLC** - permission to install primary facial sign having area of 50 sq. feet instead of permitted 32 sq. feet and secondary facial sign having area of 26.5 sq. feet instead of permitted 16 sq. feet, Bus 1 District, east side of Foster Avenue (#15), 67.22 feet south of South Country Road, Sayville, NY (0500-383.00-01.00-006.001)
- 6:30 P.M. (661-24) HAROLD PLAZAS and ROSA MARIBEL PEREZ** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 having gross floor area of 1,022 sq. feet instead of permitted 800 sq. feet, Res. CAA District, southwest corner of Terry Road (#332) and Claas Avenue, Holbrook, NY (0500-129.00-02.00-002.000)
- 6:30 P.M. (662-24) JOHN A. and ANNEMARIE HEALY IRREVOC TRST** - permission to erect one-story addition leaving rear yard of 16.9 feet instead of required 25 feet and floor area ratio of 26% instead of permitted 25% and to leave shed having rear yard of 1.2 feet instead of required 4 feet, Res. A District, east side of Edgewater Avenue (#13), 108.11 feet south of Middle Road, Bayport, NY (0500-384.00-06.00-016.000)
- 6:30 P.M. (663-24) BRIDGET GERACE** - permission to install plumbing (slop sink) in accessory structure having ground floor area of 656 sq. feet instead of permitted 400 sq. feet, Res. A District, east side of Bay Shore Avenue (#820), 600 feet south of Rockaway Street, West Islip, NY (0500-363.00-02.00-009.000)

6:30 P.M. (664-24) **AMANDA GONZALEZ and JAMES MURILLO** - permission to leave one-story addition (12.2' x 14.4') having side yard of 6 feet instead of required 14 feet, patio having side yard of 2 feet and driveway having side yard of 3 feet instead of required 4 feet each, Res. A District, east side of Duke Street (#25), 300 feet south of King Street, Bay Shore, NY (0500-241.00-02.00-044.000)

6:30 P.M. (665-24) **11 CLAREMONT LLC** - permission to leave reconstructed two-story dwelling and roofed-over porch having front yard of 19.9 feet instead of required 25 feet and side yard of 9.6 feet instead of required 14 feet and shed having side yard of 1.3 feet instead of required 2 feet, Res. A District, south side of Locust Street (#28), 297.44 feet west of McConnell Avenue, Bayport, NY (0500-358.00-02.00-018.000)

7:00 P.M. (666-24) **JAMES M. and DENISE C. ST. JOHN** - permission to erect second-story addition (34.3' x 47.1' Irrg.), two-story addition (12' x 26.75') and roofed-over porch leaving front yard of 22 feet instead of required 40 feet, side yards of 4 feet and 11.5 feet instead of required 14 feet each, total side yards of 15.5 feet instead of required 28 feet and floor area ratio of 35.4% instead of permitted 25%, Res. A District, west side of Bayview Avenue (#84), 821.65 feet south of Middle Road, Bayport, NY (0500-410.00-07.00-049.000)

7:00 P.M. (588-24) **LINDA GESELL-CARNEY KOPPELMAN** - permission to leave two-story addition (21.1' x 32.8') having side yard of 10.9 feet instead of required 18 feet and front yard of 29.7 feet instead of required 40 feet, garage door having height of 10 feet instead of permitted 8 feet, pergola on side property line not having required setback of 4 feet and pond in front yard when only permitted in rear yard, Res. AA District, north side of Jane Road (#49), 78.01 feet east of Woodbury Road, Hauppauge, NY (0500-040.00-01.00-077.000)

Adjourned from February 25, 2020

7:00 P.M. (167-20) **CARLOS SOLIS** - permission to establish legal nonconforming use of recreation use in accessory structure and to leave patio on rear property line not having required setback of 4 feet, Res. A District, west side of American Boulevard (#230), 1,115 feet north of Rianna Court, Brentwood, NY (0500-184.00-01.00-004.002)