

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, November 26, 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: 11/15/2024
Islip, New York

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

- 6:00 P.M. (721-24)** **JOSEPH A. MARCEL and JOESAN K. STEWART MARCEL** - permission to leave patio having side yard of 0.8 feet instead of required 4 feet, Res. A District, south side of Howells Road (#362), 320.24 feet east of Manor Lane, Bay Shore, NY (0500-338.00-03.00-005.000)
- 6:00 P.M. (722-24)** **SELENE YOEL** - permission to leave driveway having side yard of 2.5 feet instead of required 4 feet, Res. AA District, west side of Sylvan Avenue (#772), 1,415 feet south of Park Street, Bayport, NY (0500-284.00-05.00-010.000)
- 6:00 P.M. (723-24)** **DANIEL BONOMINI and LAUREN ELIOWITZ** - permission to erect second-story addition (25.5' x 35.7') leaving side yard of 12.4 feet instead of required 14 feet, total side yards of 26.8 feet instead of required 28 feet, to leave shed having rear yard of 1.6 feet instead of required 2 feet and driveway having side yard of 1 foot instead of required 4 feet, Res. B District, west side of Colony Drive (#54), 227.42 feet south of Brook Street, West Sayville, NY (0500-381.00-03.00-004.000)
- 6:00 P.M. (724-24)** **DANIEL J. and ANGELA T. GREGORIO** - permission to install inground pool leaving rear and side yards of 12 feet instead of required 18 feet each, Res. AA District, northeast corner of Surfside Cove (#15) and Pace Drive South, West Islip, NY (0500-475.00-01.00-069.000)
- 6:00 P.M. (725-24)** **JUAN S. MORENO** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, north side of Prospect Avenue (#33), 300 feet west of Fulton Avenue, Brentwood, NY (0500-095.00-01.00-077.000)
- 6:00 P.M. (726-24)** **ANTONIO A. and HAYDEE SERRANO** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, to leave second-story deck having side yard 3.9 feet and second-story addition (6.6' x 10') having side yard of 13.3 feet instead of required 18 feet each, driveway on side property line not having required setback of 4 feet and front yard occupancy of 57.8% instead of permitted 40%, Res. AA District, east side of Islip Avenue (#841), 100 feet south of West Plum Street, Central Islip, NY (0500-229.00-01.00-043.001)

- 6:00 P.M. (727-24)** **JOSE JIMENES and LAUREN FERRARA** - permission to erect two-story addition and roofed-over porch leaving side yards of 11.2 feet and 10.6 feet instead of required 18 feet each and total side yards of 21.8 feet instead of required 36 feet, Res. AA District, east side of Oakwood Avenue (#227), 457.97 feet north of Academy Street, Bayport, NY (0500-358.00-03.00-037.000)
- 6:00 P.M. (728-24)** **DENIS A. VELIS and VERONICA GONZALEZ** - permission to leave patio on side property line not having required setback of 4 feet, Res. A District, west side of Race Place (#26), 1,015 feet north of Berard Boulevard, Oakdale, NY (0500-353.00-01.00-013.000)
- 6:00 P.M. (729-24)** **ZUBAIDA BALOCH and SAEED AHMED** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 and to leave one-story addition (7.4' x 13.5') resulting in floor area ratio of 33% instead of permitted 25%, to leave cellar entrance and egress window having side yard of 5.8 feet instead of required 14 feet each, Res. B District, north side of Abrew Street (#33), 573.58 feet west of East Forks Road, Bay Shore, NY (0500-316.00-01.00-023.000)
- 6:00 P.M. (730-24)** **BALA S. and PRAVEENA KARANAM** - permission to establish accessory apartment having gross floor area of 897 square feet instead of permitted 800 square feet, to leave shed 27.5 feet ahead of front line of dwelling instead of required 20 feet behind, 6-foot fence having front yard of 3.2 feet instead of required 15 feet and A/C unit not having 4 feet behind front line of dwelling, Res. A District, southwest corner of Townline Road (#1308) and Wedgewood Drive, Hauppauge, NY (0500-007.00-02.00-039.000)
- 6:00 P.M. (731-24)** **ROSS S. GREENBERG** - permission to erect detached garage (27' x 40') having gross floor area (1,080 sq. ft.) exceeding ground floor area of dwelling (1,023.4 sq. ft.), Res. AA District, south side of Ironwood Street (#108), 110 feet east of Ferndale Boulevard, Islip, NY (0500-295.00-02.00-027.000)
- 6:30 P.M. (732-24)** **GARY THAL and KATHY HOFFSTADTER THAL** - permission to elevate two-story dwelling leaving front yard of 17.7 feet and roofed-over entrance platform leaving front yard of 13.5 feet instead of required 25 feet each and side yard of 7 feet instead of required 10 feet, to erect screened porch (13' x 22.3') leaving side yard of 7 feet instead of required 10 feet, deck leaving rear yard of 5 feet and side yard of 7.8 feet instead of required 15 feet each, to elevate two accessory structures - (#1) leaving rear yard of 5 feet and (#2) leaving rear yard of 7.8 feet and side yard of 7.8 feet instead of required 10 feet each and to elevate shower stall leaving rear yard of 5 feet instead of required 10 feet, Res. BAA District, east side of Beachwold Avenue (#10), 180 feet north of Central Walk, Seaview, NY (0500-497.00-01.00-046.000)

- 6:30 P.M. (733-24)** **LEONARD and RENEE S. LESSER** - permission to erect second-story deck (24.9' x 32.1' lrrg.) leaving side yard of 11 feet instead of required 15 feet and floor area ratio of 35.26% instead of permitted 30% and shed (14' x 17.5') having height of 24.8 feet instead of permitted 14 feet, to leave shed (6.8' x 8.1') having front yard of 53.2 feet and to erect arbor (2' x 4') on front property line not having required setback of 60 feet each, Res. BAA District, west side of Atlantic Avenue (#11), 240 feet north of Central Walk, Seaview, NY (0500-497.00-01.00-015.000)
- 6:30 P.M. (734-24)** **MONTAUK PROPERTIES, LLC** - permission to install primary facial sign having height of 22.33 feet instead of permitted 18 feet and public interest facial sign having area of 12 sq. feet instead of permitted 3 sq. feet, Bus 3 District, north side of Montauk Highway (#891), 111 feet west of Berard Boulevard, Oakdale, NY (0500-353.00-01.00-034.002)
- 6:30 P.M. (735-24)** **DAYTON T. BROWN INC.** - permission to leave accessory structure (40.8' x 100.3') having height of 36.33 feet instead of permitted 18 feet, Ind 1 District, north side of Church Street (#1195), 827.8 feet west of Johnson Avenue, Bohemia, NY (0500-214.00-01.00-001.000 & 002.000)
- 6:30 P.M. (736-24)** **ANDREW SALERNO and KELLY SCHERZ** - permission to erect two-story addition (21.8' x 37.9' lrrg) leaving side yard of 9 feet instead of required 14 feet and floor area ratio of 26.7% instead of permitted 25% and to leave hot tub having side yard of 10 feet instead of required 14 feet, Res. AA District (278 Cluster), east side of Greenbelt Parkway (#421), 252.2 feet north of Blue Point Road, Holtsville, NY (0500-110.00-03.00-074.000)
- 6:30 P.M. (737-24)** **MALTE A. LORENZ / BUFFALO HMG LLC** - permission to erect two-story dwelling leaving floor area ratio of 29% instead of permitted 25%, Res. B District, west side of Buffalo Avenue (#112), 325 feet south of Orleans Street, Islip, NY (0500-343.00-02.00-017.004)
- 7:00 P.M. (738-24)** **CHARLES and NATALIE DUPLESSIS** - permission to erect 1.5 story addition (37' x 28' lrrg) leaving side yard of 10.2 feet instead of required 18 feet and total side yards of 32.9 feet instead of required 36 feet, to leave greenhouse having side yard of 1.2 feet instead of required 2 feet and hot tub having rear yard of 13.73 feet instead of required 18 feet, Res. AA District, west side of Benson Avenue (#110), 632.83 feet south of Jones Drive, Sayville, NY (0500-430.00-07.00-015.000)

7:00 P.M. (739-24) **CLA HOLDINGS, LLC** - permission to subdivide lot into two parcels; Lot 1- to erect two-story dwelling on lot having width of 60 feet instead of required 75 feet and Lot 2- to leave two-story dwelling on lot having width of 63 feet instead of required 75 feet, Res. B District, northwest corner of Nassau Avenue (#68) and Chestnut Street, Islip, NY (0500-370.00-02.00-063.000)

7:00 P.M. (740-24) **TRANSFORM BOHEMIA NY LLC** - permission to subdivide lot into three parcels; Lot 1 - to leave commercial building on conforming parcel, Lot 2 - to erect fast-food restaurant with drive-through service leaving arterial highway setback of 35.9 feet instead of required 60 feet on lot having area of 36,821 sq. feet instead of required 40,000 sq. feet and Lot 3 - to erect fast-food restaurant with drive-through service leaving rear yard of 7.8 feet instead of required 10 feet, Bus 3 District, north side of Sunrise Highway (#5147), 1,047 feet east of Lakeland Avenue, Bohemia, NY (0500-235.00-02.00-029.002)