

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, January 07, 2025** 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: 12/20/2024
Islip, New York

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

6:00 P.M. (001-25) GENE and AMANDA ADAMOWICZ - permission to leave pool with water feature having rear yard of 17.3 feet instead of required 18 feet, Res. AA District, south side of Treadwell Court (#316), 547.17 feet east of Smithtown Avenue, Bohemia, NY (0500-256.00-02.00-008.007)

6:00 P.M. (002-25) APRIL A. SPELMAN - permission to install pool patio leaving side yard of 2 feet instead of required 6 feet and rear yard landscaping of 35% instead of required 40%, Res. CAA District, northeast corner of Clarice Boulevard (#435) and Peter Farber Street, 825 feet west of Hummel Avenue, Holbrook, NY (0500-108.00-03.00-101.000)

6:00 P.M. (003-25) WILLIAM E. and GINA JAACKS - permission to leave shed having 13 feet behind front line of dwelling instead of required 20 feet, Res. B (278) District, west side of Fallen Leaf Road (#14), 152.31 feet north of Gainsborough Road, Holbrook, NY (0500-109.00-05.00-116.000)

6:00 P.M. (004-25) INSOURCE EAST PROPERTIES INC. - permission to leave enclosed cellar entrance having side yard of 8.5 feet instead of required 14 feet and total side yards of 19.2 feet instead of required 28 feet, Res. B District, west side of Hyman Avenue (#219), 280 feet north of Second Street, West Islip, NY (0500-469.00-02.00-062.000)

6:00 P.M. (005-25) NANCY NINTZEL - permission to leave shed (7.7' x 19.7') having side yard of 3.4 feet and patio having side yard of 3.2 feet instead of required 4 feet each, Res. A District, south side of Keswick Drive(#142), 178.3 feet east of Country Village Lane East Islip, NY (0500-400.00-05.00-018.000)

6:00 P.M. (798-24) BUFFALO HMG, LLC - permission to erect two-story dwelling leaving floor area ratio of 28.82% instead of permitted 25%, Res. B District, north side of St. Peters Drive (#84), 301.6 feet west of Crooked Hill Road, Brentwood, NY (0500-114.00-01.00-051.000)

Adjourned from August 6, 2024

6:00 P.M. (466-24) LOKESH and RITU KOHLI - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, 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. (006-25) JACQUE C. MCCORMACK - permission to erect two-story addition (14.8' x 38.8') leaving side yard of 13.75 feet instead of required 14 feet and total side yards of 26.75 feet instead of required 28 feet, Res. A District, west side of Bayport Avenue (#22), 215.82 feet north of Middle Road, Bayport, NY (0500-385.00-02.00-024.000)

6:00 P.M. (007-25) MATTHEW and JENNA HOOKER - permission to erect two one-story additions leaving floor area ratio of 28.1% instead of permitted 25%, Res. A District, south side of Devon Place (#508), 225 feet west of Secatogue Lane West, West Islip, NY (0500-477.00-03.00-064.000)

6:00 P.M. (008-25) INLET VIEW LLC - permission to erect two-story dwelling with attached garage leaving side yard of 12.4 feet instead of required 14 feet and floor area ratio of 30% instead of permitted 25%, Res. B District, east side of Inlet View (#12), 318.47 feet north of Bay Place, Bay Shore, NY (0500-395.00-03.00-028.000)

6:00 P.M. (009-25) VICTOR BONILLA, HUGO C. BONILLA and ANA K. BONILLA - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. B District, south side of St. Andrews Drive (#31), 386.25 feet west of Marshall Avenue, Brentwood, NY (0500-114.00-01.00-109.000)

Adjourned from December 10, 2024

6:30 P.M. (768-24) BRUNO N. and DAWN M. ZIMMITTI - permission to erect second-story addition (11.6' x 20.9') leaving front yard of 4.2 feet and one-story addition (12' x 14') leaving front yard of 17.7 feet and second front yard of 47.93 feet instead of required 50 feet each, to leave 6-foot fence on property line not having required setback of 10 feet, not having required setback of 5 feet from street edge of pavement and within sight distance triangle, Res. AAA District, northwest corner of Suffolk Lane (#70) and Hewlett Court, East Islip, NY (0500-398.00-01.00-008.003)

6:30 P.M. (010-25) KRISTEN WOODS - permission to leave one-story dwelling having front yard of 7.9 feet instead of required 25 feet and side yard of 12 feet instead of required 14 feet, Res. B District, north side of Eastview Road (#89), 819.3 feet east of Rosevale Avenue, Ronkonkoma, NY (0500-010.00-01.00-008.000)

6:30 P.M. (011-25) MICHAEL and JEAN LANDI - permission to erect second-story addition (21' x 21.7') leaving floor area ratio of 33.01% instead of permitted 25% and to leave pool patio on rear property line not having required 6 feet, Res. B District, west side of Toomey Road (#86), 175 feet south of Webster Avenue, West Islip, NY (0500-336.00-03.00-018.000)

6:30 P.M. (012-25) HOLLY JEAN and FRANCIS J. BRIDGEFORD, JR. - permission to erect one-story addition (22' x 25' Irrg.) leaving side yard of 9.8 feet instead of required 14 feet and to leave shed having rear yard of 0.1 feet instead of required 2 feet, Res. B District, west side of Bastow Street (#1224), 100 feet south of Terry Road, Holbrook, NY (0500-129.00-01.00-032.000)

6:30 P.M. (013-25) **DENNIS and RENEE DESTEFANO** - permission to leave inground pool having side yard of 7.4 feet and rear yard of 13.6 feet instead of required 14 feet each, pool equipment having side yard of 2 feet and rear yard of 1 foot instead of required 6 feet each, to leave second-story deck (16.1' x 19.7') having rear yard of 10.1 feet instead of required 25 feet, 6-foot fence having front yard of 0.3 feet instead of required 10 feet, shed having front yard of 5.8 feet instead of required 27 feet and rear yard of 1.8 feet instead of required 2 feet and to leave pergola not having required 20 feet behind front line of dwelling, Res. A District, northwest corner of Brian Drive (#23) and Kemp Street, East Islip, NY (0500-372.00-03.00-035.000)

6:30 P.M. (014-25) **DANIEL BRAVO and SANDRA REYES** - permission to erect two-story dwelling with cellar entrance leaving front yard of 36 feet instead of required 40 feet, second front yard of 17 feet instead of required 30 feet and floor area ratio of 25.9% instead of permitted 25% on lot having an area of 15,387 sq. feet instead of required 20,000 sq. feet and effective lot area of 13,654 sq. feet instead of required 20,000 square feet, Res. AA District, southeast corner of Ridgewood Avenue and Commercial Boulevard, Brentwood, NY (0500-053.00-02.00-022.000)

6:30 P.M. (015-25) **ALL NATION SERVICES INC** - permission to leave addition to dwelling having 3-stories instead of permitted 2.5-stories, all resulting in floor area ratio of 45.5% instead of permitted 25%, to leave hot tub having side yard of 4.76 feet instead of required 14 feet, 6-foot wall having side yard of 0.3 feet and pool patio having side yard of 1.45 feet instead of required 6 feet each, patio having side yard of 3.3 feet and stone wall on side yard property line not having required 4 feet each, rear yard landscaping of 20.9% instead of required 40% and to leave pond having side yard of 2.3 feet instead of required 4 feet located in front yard where only permitted in rear yard, Res. A District, west side of Viking Drive (#6), 108.27 feet north of Cutter Court, West Islip, NY (0500-484.00-01.00-011.000)