

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 21, 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: 01/09/2025
Islip, New York

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

- 6:00 P.M. (033-25) STEPHEN LEVANTI** - permission to leave driveway having side yard of 1.5 feet instead of required 4 feet, Res. A District, west side of Brian Drive (#5), 72.66 feet north of South Harrison Avenue, East Islip, NY (0500-372.00-03.00-026.000)
- 6:00 P.M. (034-25) BRYAN R. and ANZHELA SCHRETMAYER** - permission to leave portico (8.2' x 18') having front yard of 32.1 feet instead of permitted encroachment setback of 34 feet, shed having 11.2 feet behind front line of dwelling instead of required 20 feet and pool equipment having side yard of 3.9 feet instead of required 6 feet, Res. AA District, east side of Evergreen Avenue (#569), 440 feet south of Island Boulevard, Bohemia, NY (0500-279.00-01.00-033.000)
- 6:00 P.M. (035-25) MANUEL G. ZHICAY GUACHUN and VILMA S. SICHA PAUCAR** - permission to leave cellar entrance having second front yard of 9.5 feet instead of required 15 feet and egress window wells having side yard of 7 feet instead of required 14 feet, Res. B District, northwest corner of Roosevelt Street (#21) and Evans Place, Bay Shore, NY (0500-340.00-03.00-038.001)
- 6:00 P.M. (036-25) DOROTHY HUTCHERSON** - permission to leave hot tub having side yard of 8.2 feet and rear yard of 11.8 feet instead of required 18 feet each, Res. AA District, east side of Johnson Path (#429), 925.67 feet south of Church Street, Bohemia, NY (0500-214.00-02.00-016.008)
- 6:00 P.M. (037-25) ANTHONY MENNELLA and TIFFANY SOLLITTO** - permission to leave inground pool having side of 17.8 feet and rear yard of 17.5 feet instead of required 18 feet each and shed not having required 20 feet behind front line of dwelling, Res. AA District, east side of Saint Marks Lane (#135), 498.5 feet north of Maple Street, Islip, NY (0500-397.00-03.00-018.005)

- 6:00 P.M. (038-25) MICHAEL CERIELLO and KRISTEN ROMANO** - permission to install inground pool with diving board leaving side yard of 12 feet instead of required 18 feet, pool patio and equipment leaving side and rear yards of 4 feet instead of required 6 feet each, Res. AA (278) District, north side of Thunder Road (#248), 624.88 feet east of Greenbelt Parkway, Holbrook, NY (0500-154.00-04.00-024.000)
- 6:00 P.M. (039-25) CHARLES and DOROTHY CROWLEY** - permission to elevate dwelling leaving front yards of 29.6 feet and 25.3 feet instead of required 30 feet each, Res. A District, easterly terminus of Fenimore Road (#2), southwest corner of Harriet Road and East Lane, Bayport, NY (0500-433.00-01.00-007.001)
- 6:00 P.M. (040-25) MARLON ALVARADO and IRMA LETICIA SANTOS MARTINEZ** - permission to leave shed having side yard of 2.9 feet and rear yard of 2.8 feet instead of required 4 feet each, patio having side yard of 0.9 feet and on side property line not having required setback of 4 feet each, rear yard landscaping of 31.3% instead of required 40%, walkway and driveway on side property line not having required setback of 4 feet each and front yard occupancy of 73% instead of permitted 40%, Res. B District, south side of Ackerman Street (#420), 150 feet east of Kenmore Street, Central Islip, NY (0500-142.00-01.00-032.000)
- 6:00 P.M. (041-25) THOMAS J. and JOANN KASTANEK** - permission to erect detached garage (24' x24') leaving side yard and rear yard of 4 feet instead of required 10 feet each, Res. A District, east side of Cassel Avenue (#1097), 2,609.86 feet south of Sunrise Highway, Bay Shore, NY (0500-390.00-01.00-018.000)
- 6:00 P.M. (042-25) ROBERT JAY CHEMTOB** - permission to erect detached garage (23.4' x 20.5' Irrg.) leaving 8 feet behind front line of dwelling instead of required 20 feet and side yard of 3.3 feet instead of required 4 feet and to expand driveway resulting in front yard occupancy of 58.1% instead of permitted 40%, Res. A District, southeast terminus of Davison Lane West (#101), West Islip, NY (0500-481.00-04.00-001.003)
- 6:00 P.M. (043-25) MARK and ARISTOTLE ENGELHARDT** - permission to leave driveway having front yard occupancy of 48% instead of permitted 40%, Res. B District, east side of Greene Avenue (#59), 84.79 feet north of Swayze Street, Sayville, NY (0500-356.00-05.00-003.000)
- 6:30 P.M. (044-25) NICHOLAS COSENTINO and LEANN CALISI** - permission to erect detached garage (22' x 23') leaving side yard of 5 feet instead of required 10 feet and 12.4 feet behind front line of dwelling instead of required 20 feet, Res. AA District, southwest corner of Great River Road (#392) and River Road, Great River, NY (0500-428.00-02.00-011.000)
- 6:30 P.M. (045-25) ANTONIO MARTINEZ CORREA** - permission to renew and transfer permit for accessory apartment to subsequent property owner, pursuant to Islip Town Code Sections 68-616 and 68-618, Res. AA District, south side of Prospect Avenue (#508), 342.99 feet east of Joshua's Path, Central Islip, NY (0500-077.00-03.00-024.000)

- 6:30 P.M. (046-25) JOHN SALVATORE and ANGELA JEANNE LOBRUTTO** - permission to erect one-story addition (23.3' x 24') leaving front yard of 14.5 feet and rear yard of 12.1 feet instead of required 25 feet each and to leave 6-foot fence on front property line not having required setback of 15 feet, Res. B District, southeast corner of Collington Drive (#356) and Belle Avenue, Ronkonkoma, NY (0500-032.00-01.00-001.000)
- 6:30 P.M. (047-25) JAMES A. OLSSON, TRUSTEE of the FLORENCE OLSSON IRREVOCABLE TRUST** - permission to subdivide lot into two parcels; Lot 1 - to leave two-story dwelling having front yard of 25.2 feet instead of required 40 feet, side yard of 5.8 feet instead of required 14 feet and decks having side yard of 5.8 feet instead of required 6 feet each and front yard of 26.1 feet instead of required 40 feet, and Lot 2 - to erect two-story dwelling on lot having width of 70 feet instead of required 75 feet, lot area of 10,529 sq. feet instead of required 11,250 sq. feet and floor area ratio of 29.37% instead of permitted 25%, Res. A District, west side of Connetquot Road (#52), 409.64 feet south of Middle Road, Bayport, NY (0500-385.00-04.00-005.000)
- 6:30 P.M. (048-25) EVELYN N. MENDEZ and DANIS U. MENDEZ VALDEZ** - permission to leave roofed-over cellar entrance having side yard of 9.3 feet instead of required 14 feet and one-story addition (13.1' x 15') and second-story addition (10.9' x 34.2') all having floor area ratio of 35.64% instead of permitted 25%, to leave patio having side yard of 2.6 feet instead of required 4 feet, shed having rear yard of 1.8 feet instead of required 2 feet and to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. B District, south side of Whipple Street (#382), 275 feet west of Washington Avenue, Brentwood, NY (0500-094.00-03.00-054.000)
- 6:30 P.M. (049-25) LISA GIORDANO** - permission to leave boat berth on lot having water frontage of 23.5 feet instead of required 35 feet, second-story deck (11.9' x 15.8') having rear yard of 15 feet instead of required 25 feet, shed having side yard of 0.2 feet instead of required 2 feet, driveway having side yard of 3 feet instead of required 4 feet and 6-foot fence on property line not having required setback of 15 feet, Res. A District, southeast corner of Cedar Point Drive (#147) and Driftwood Drive, West Islip, NY (0500-478.00-03.00-040.000)
- 6:30 P.M. (050-25) AAA ALLEY ASSOCIATES, INC.** - permission to erect assisted living facility leaving floor area ratio of 47.7% instead of permitted 40%, to install two ground signs where one is permitted, having sign area of 48 sq. feet instead of permitted 12 sq. feet each, Bus 3 District, north side of East Main Street (#117), east side of Greenwood Avenue, East Islip, NY (0500-347.00-01.00-047.001)