

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 04, 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: 02/21/2025
Islip, New York

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

- 6:00 P.M. (104-25) DHANWANTIE SOOKRAM** - permission to leave shed having rear yard of 0.5 feet instead of required 2 feet, Res. A District, west side of Violet Street (#8), 62.58 feet north of Bow Lane, Central Islip, NY (0500-080.00-02.00-016.000)
- 6:00 P.M. (105-25) RICHARD and DIANE HABERSTROH** - permission to leave one-story addition (4.1' x 6.9') having front yard of 36.5 feet instead of required 40 feet, Res. A District, east side of Locust Avenue (#17), 177.34 feet north of Montauk Highway, Oakdale, NY (0500-379.00-01.00-022.000)
- 6:00 P.M. (106-25) DONNA MARANZINO-MACDOUGAL** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. B District, west side of N. Clinton Avenue (#190), 456.81 feet south of Howells Road, Bay Shore, NY (0500-366.00-01.00-002.000)
- 6:00 P.M. (107-25) GARY and JOAN HENDERSON** - permission to leave patio on side property line and driveway having side yard of 2.6 feet instead of required 4 feet each and to relocate 6-foot fence to property line not having required setback of 10 feet, Res. A District, northwest corner of Moss Place (#1) and Gladstone Avenue, West Islip, NY (0500-468.00-05.00-027.000)
- 6:00 P.M. (108-25) MICHAEL and EILEEN TRENTACOSTE** - permission to leave driveway having front yard occupancy of 48% instead of permitted 40%, Res. AAA District, south side of Terry Road (#748), 602.92 feet east of Bedford Avenue Hauppauge, NY (0500-018.00-01.00-008.000)
- 6:00 P.M. (109-25) YANIRA RIVERA** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, to leave second-story deck having front yard of 14.4 feet instead of required 15 feet and shed having rear yard of 1.1 feet instead of required 2 feet, Res. B District, southwest corner of Les Street (#96) and Denver Avenue, Bay Shore, NY (0500-269.00-02.00-045.000)

- 6:00 P.M. (110-25)** **JESUS and ADA ESTRADA** - permission to leave gazebo having front yard of 7 feet instead of required 27 feet, 6-foot fence having front yard of 6.7 feet instead of required 10 feet, shed having side yard of 0.5 feet and second shed having rear yard of 1.7 feet instead of required 2 feet each, Res. A District, southwest corner of Martinstein Avenue (#1161) and Deer Park Street, Bay Shore, NY (0500-221.00-01.00-071.000)
- 6:00 P.M. (111-25)** **VALERIE and MARYANNE SADOWSKI and JOHN MAX HACHMANN, JR.** - permission to leave detached garage (25.3' x 50.2') having rear yard of 8.8 feet instead of required 10 feet, Res. AAA District, west side of MacArthur Boulevard (#448), 300 feet north of John Street, Hauppauge, NY (0500-004.00-01.00-020.000)
- 6:00 P.M. (112-25)** **GREG D. LEVY** - permission to leave inground pool with water feature having side yard of 13 feet instead of required 18 feet and not having 4 feet behind front line of dwelling, pool equipment having rear yard of 3 feet instead of required 6 feet, propane tanks not having 4 feet behind front line of dwelling and 6-foot fence having front yard of 13.5 feet instead of required 15 feet, Res. AA (278) District, southwest corner of Revelyn Court (#100) and Astor Drive, Sayville, NY (0500-307.00-01.00-019.000)
- 6:00 P.M. (113-25)** **DENNIS and MARGARET MCCOLE** - permission to install inground pool leaving rear yard of 10 feet instead of required 18 feet, Res. AA District, east side of Swindon Row (#683), 586.34 feet north of Barnsley Lane, Sayville, NY (0500-258.00-03.00-009.024)
- 6:00 P.M. (114-25)** **LAURA M. CHIOMASTRO and THOMAS J. PALAMARA** - permission to erect two-story dwelling leaving floor area ratio of 29.99% instead of permitted 25%, staircase to second-story deck leaving side yard of 8 feet instead of required 14 feet, egress window leaving side yard of 10.1 feet instead of permitted encroachment setback of 11 feet and driveway leaving front yard occupancy of 44.98% instead of permitted 40%, Res. B District, north side of Laurel Drive (#27), 301 feet east of Johnson Avenue, Sayville, NY (0500-281.00-02.00-008.000)
- 6:00 P.M. (115-25)** **36 WASHINGTON AVENUE, INC.** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. B District, northwest corner of Washington Avenue (#36) and McKinley Street, Brentwood, NY (0500-116.00-04.00-010.000)

Adjourned from Dec. 17, 2024 & February 11, 2025

6:30 P.M. (799-24) AMANDA L. BARBARA and PAUL G. HESSIAN - permission to erect portico (5' x 9.6') leaving front yard of 26.1 feet and second story addition (6' x 16') leaving front yard of 31.1 feet instead of required 40 feet each, leaving floor area ratio of 31.6% instead of permitted 25% and to erect detached garage (18' x 27.5') having 15 feet behind front line of dwelling instead of required 20 feet, Res. A District, east side of Sequams Lane Center (#153), 185 feet south of Sequams Lane, West Islip, NY (0500-476.00-02.00-074.007)

6:30 P.M. (116-25) SAYVILLE PLAZA DEVELOPMENT COMPANY - permission to install two facial signs where only one is permitted having height of 27.5 feet and secondary facial sign having height of 20.58 feet instead of permitted 18 feet each and two public interest signs not visible from main thoroughfare having area of 10.67 sq. feet instead of permitted 3 sq. feet each and height of 17.16 feet instead of permitted 10 feet each, Bus 3 District, north side of Sunrise Highway (#5131), 1,388.83 feet west of Johnson Avenue, Bohemia, NY (0500-235.00-02.00-029.006)

Adjourned from February 11, 2025

6:30 P.M. (087-25) 4175 VETS PARTNERS, LLC / CONNECTONE BANK - permission to install four facial signs where two are permitted, each having area of 86 sq. feet instead of permitted 57.2 sq. feet (primary) and 28.6 sq. feet (secondary) and each having height of 48.5 feet instead of permitted 18 feet and to install two ground signs where one is permitted, having height of 12.5 feet instead of permitted 8 feet, pursuant to ZBA #230-94, ICD District, northwest corner of Veterans Memorial Highway (#4175) and Johnson Avenue, Ronkonkoma, NY (0500-173.00-01.00-004.003)

Adjourned from February 11, 2025

6:30 P.M. (088-25) MARVIN L. LINDNER ASSOC LLC - permission to install facial and ground signs as follows: Building 1 - 1 facial sign having height of 19 feet instead of permitted 18 feet and 1 facial sign not facing main thoroughfare; Building 2 - 4 facial signs having height of 21.6 feet instead of permitted 18 feet, with 1 not facing main thoroughfare; Building 3 - 1 additional facial sign having area of 178.8 sq. feet and height of 31.9 feet instead of permitted 18 feet and 11 facial signs having height of 25 feet instead of permitted 18 feet; Building 4 - 1 public interest sign having area 12 sq. feet instead of permitted 3 sq. feet; Building 6 - 2 office facial signs having area of 47.4 sq. feet instead of permitted 32 sq. feet (primary) and 16 sq. feet (secondary); Building 8 - 4 facial signs having height of 30.2 feet and 26.3 feet instead of permitted 18 feet, 2 office facial signs having area of 139.7 sq. feet and 69.8 sq. feet instead of permitted 32 sq. feet (primary) and 16 sq. feet (secondary), 3 additional facial signs having area of 88 sq. feet and 105 sq. feet and 1 facial sign not facing the main thoroughfare; and 4 ground signs: Sign 1 (Veterans Memorial Highway) - 118.4 square feet with setback of 10.5 feet instead of required 18 feet; Sign 2 (Sunrise Highway) - 118.4 sq. feet; Sign 3 (Broadway Avenue) - 130.4 sq. feet and Sign 4 - (Church Avenue) 30.9 sq. feet, instead of permitted 1 ground sign having area of 86.2 sq. feet, Bus 3 District, northeast corner of Sunrise Highway (#5801) and Broadway Avenue, through lot to Church Street, Holbrook, NY (0500-238.00-01.00-007.000)

6:30 P.M. (117-25) CHARLES ARNHOLS JR REVOCABLE TRUST - permission to erect 2-story dwelling on lot having wetlands yield of 0.63 instead of required 1 and lot area of 8,791 sq. feet instead of required 11,250 sq. feet, leaving front yard of 28.2 feet and roofed-over porch leaving front yard of 22 feet instead of required 40 feet each and floor area ratio of 29.94% instead of 25%, Res. A District, west side of Shore Drive (#312), approx. 730 feet south of Oceanview Avenue, Oakdale, NY (0500-402.00-01.00-004.000)

6:30 P.M. (118-25) MOODY REALTY LLC - permission to reconstruct gasoline service station on lot having area of 33,498.4 sq. feet instead of required 40,000 sq. feet, to erect fuel canopy leaving front yard of 31.8 feet and commercial building leaving front yard of 52.5 feet instead of required 60 feet each and to install two ground signs where only one is permitted, Bus 3 District, southwest corner of Wheeler Road (#360) and Express Drive South, Hauppauge, NY (0500-039.00-02.00-001.002)

Adjourned from January 21, 2025

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' x15.8') 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)