

## Public Notice

NOTICE IS HEREBY GIVEN that due to the Novel Coronavirus (COVID-19) Pandemic and recent Executive Orders issued by the Governor, the Town of Islip Zoning Board of Appeals (the "Zoning Board") Hearing scheduled for **Tuesday, October 13, 2020** at 6:00 p.m., will be held electronically via Zoom Webinar instead of an in person public hearing and will be streamed live over the internet. Instructions on how to access the Zoom Webinar and/or livestream are available on the Town's website - [www.islipny.gov](http://www.islipny.gov).

Anyone interested in providing comments to the Zoning Board on an agenda item is encouraged to do so prior to the date of the meeting by calling (631) 224-5489.

This agenda is subject to change without notice. Please contact the Zoning Board prior to the day of the hearing to confirm application scheduling.

Any disabled person who needs a sign language interpreter, auxiliary aids, special accommodations to attend this meeting or has concerns regarding accessibility to the Zoning Board Hearing, please call - CONSTITUENT SERVICES - (631) 224-5380.

Dated: 10/02/2020  
Islip, New York

**John M. Lorenzo, Chairman**  
Zoning Board of Appeals

- 6:00 P.M. (576-20)** **WEST WALK, LLC** - permission to erect one story addition (25' x 29.9') leaving floor area ratio of 32% instead of permitted 30%, Res. BAA District, east side of Schooner Walk (#32), 360 feet south of Central Walk, Summer Club, NY (0500-496.00-02.00-008.088)
- 6:00 P.M. (577-20)** **JOSE D. FERNANDEZ and ESTELA DIAZ** - permission to leave second story addition (10' x 12') having rear yard of 17.5 feet instead of required 25 feet, shed having 19 feet behind front line of dwelling instead of required 20 feet, patio having rear yard of 0.1 feet instead of required 4 feet and rear yard occupancy of 48.6% instead of permitted 30%, driveway on side property line not having required setback of 4 feet and primary front yard occupancy 56.7% (proportionate) instead of permitted 35%, Res. A District, northeast corner of Prospect Street (#4) and Woodland Avenue, Central Islip, NY (0500-101.00-01.00-065.000)
- 6:00 P.M. (578-20)** **NELDA ESCOBAR** - permission to leave awning having rear yard of 8 feet instead of required 25 feet and side yard of 13 feet instead of required 14 feet, resulting in floor area ratio of 31.5% instead of permitted 25%, Res. B District, south side of Candlewood Road (#920), 55 feet west of Marsha Lane, Bay Shore, NY (0500-202.00-04.00-040.000)
- 6:00 P.M. (579-20)** **TRAVERS and MEREDITH BREEN** - permission to install inground pool leaving side yard of 9 feet instead of required 10 feet, Res. B District, west side of Greeley Avenue (#72), 215.77 feet south of Brook Street, Sayville, NY (0500-382.00-03.00-024.000)
- 6:00 P.M. (580-20)** **FREDY CHAVEZ and ARELY RUBIO** - permission to leave inground pool having side yard of 16 feet instead of required 18 feet, Res. AA District, north side of Sea Cliff Street (#243), 400 feet east of Belmore Avenue, Islip Terrace, NY (0500-209.00-01.00-002.000)

- 6:00 P.M. (581-20)** **KEITH R. ROACH** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. AA District, east side of Ocean Avenue (#791), 586.6 feet south of Karshick Street, Bohemia, NY (0500-255.00-02.00-004.003)
- 6:00 P.M. (582-20)** **ROBERT and GENEVA CAIATI** - permission to leave shed having side yard of 0.3 feet instead of required 2 feet, Res. A District, east side of Davison Lane East (#39), 1,227.41 feet south of Magoun Road, West Islip, NY (0500-477.00-01.00-037.000)
- 6:00 P.M. (583-20)** **MICHAEL J. STREIN and DONNA L. DIONNE-STREIN** - permission to leave patio having side yard of 2.5 feet instead of required 6 feet, Res. AAA District, west side of Blake Avenue (#146), 1,104.1 feet north of Oakwood Road, Bohemia, NY (0500-277.00-01.00-020.001)
- 6:00 P.M. (548-20)** **ROBERTO RAMIREZ** - permission to leave patio having side yard of 1.5 feet instead of required 4 feet, Res. B District, north side of Cypress Street (#33), 250 feet west of Boulevard Avenue, Central Islip, NY (0500-143.00-01.00-014.000)
- 6:00 P.M. (584-20)** **JAMES JOSEPH POWERS, JR. and JAMES POWERS** - permission to leave above ground pool having side yard of 12 feet instead of required 14 feet and building separation of 3 feet instead of required 6 feet, Res. A District, south side of Roslyn Street (#70), 180 feet east of Kunigunda Place, Islip Terrace, NY (0500-297.00-01.00-096.000)
- 6:00 P.M. (585-20)** **MICHAEL ANTHONY KMIOTEK and NINA NICOLE ROSSELLI** - permission to install inground pool leaving rear yard of 10 feet and side yard of 12 feet instead of required 14 feet each and pool patio leaving side and rear yards of 4 feet instead of required 6 feet each, Res. A District, north side of 4th Drive (#598), 180 feet east of Sycamore Avenue, Ronkonkoma, NY (0500-104.00-03.00-019.007)
- 6:00 P.M. (586-20)** **FRANK and NANCY GARAFOLA** - permission to use dwelling for two-family, family use only as per Islip Town Code Section 68-419.1, Res. A District, west side of Rock Road (#40), 921.15 feet south of Connetquot Avenue, Islip Terrace, NY (0500-275.00-03.00-037.000)
- 6:00 P.M. (587-20)** **CYNTHIA J. KAPLAN** - permission to erect second story addition (21' x 32' Irrg.) leaving floor area ratio of 26.45% instead of permitted 25%, Res. A District, west side of Wampum Lane (#150), 155.37 feet south of Willetts Lane, West Islip, NY (0500-477.00-02.00-036.000)

**6:00 P.M. (588-20) MICHAEL E. and KAREN F. MUSHORN** - permission to install inground pool with water feature leaving rear yard 6 feet (to water feature) and side yard of 8 feet instead of required 10 feet each, to install pool patio resulting in rear yard occupancy of 40% instead of permitted 30% and to leave driveway having side yard of 2.8 feet instead of required 4 feet, Res. B District, east side of Pease Lane (#515), 306.44 feet north of Montauk Highway, West Islip, NY (0500-474.00-01.00-049.000)

**6:00 P.M. (589-20) NANCY COSTANZO** - permission to erect one story addition (10' x 16') leaving rear yard of 22.5 feet instead of required 25 feet, resulting in dwelling having lot occupancy of 21.7% instead of permitted 20%, to leave reconstructed deck having side yard of 1 foot instead of required 6 feet and rear yard occupancy of 13.51% instead of permitted 10%, Residential Redevelopment (RRD) District, south side of Walnut Street (#27), 136 feet east of McKinney Avenue, Central Islip, NY (0500-164.00-03.00-053.003)

**6:00 P.M. (590-20) RICHARD F. MONTELBANO** - permission to leave attached garage having side yard of 8 feet instead of required 14 feet, to install driveway leaving side yard of 2 feet instead of required 4 feet, having front yard occupancy of 45.26% instead of permitted 35% and to leave patio on side property line not having required setback of 4 feet, Res. A District, west side of Namdac Avenue (#1154), 75 feet north of Damyon Street, Bay Shore, NY (0500-390.00-01.00-056.000)

**Adjourned from September 1, 2020**

**6:00 P.M. (517-20) VICTOR T. and CHRISTINA M. KELLY** - permission to use dwelling for two-family, family use only pursuant to Section 68-419.1, to erect two story addition (22' x 50' Irrg.) leaving side yard of 14 feet instead of required 18 feet, addition exceeding maximum addition of 1/3 of the primary dwelling, pursuant to Section 68-419.1(E)6 and to leave shed having rear yard of 1.8 feet instead of required 2 feet, Res. AA District, west side of Aberdeen Road (#992), 110 feet south of Hother Lane, Bay Shore, NY (0500-417.00-01.00-023.000)

**6:00 P.M. (591-20) PAVLO TUPYCHAK** - permission to erect two story dwelling on lot not having required width of 75 feet throughout, having lot area of 7,510 sq. feet instead of required 11,250 sq. feet, leaving floor area ratio of 39.8% instead of permitted 25% and first floor elevation of 14.2 feet instead of permitted 11 feet, Res. A District, south side of Sequams Lane Center (#258), 1,496.7 feet south of Park Place, West Islip, NY (0500-481.00-03.00-003.000)

**Adjourned from September 1, 2020**

**6:00 P.M. (512-20) WILLIAM H. and EUGENIA CONROY** - permission to erect detached garage (24' x 24') leaving height of 18 feet instead of permitted 14 feet and to leave 6 foot fence on property line not having required setback of 10 feet, Res. A District, southeast corner of Ryan Street (#34) and Tanglewood Road, West Islip, NY (0500-468.00-04.00-028.000)

**6:00 P.M. (495-20) JAMES J. VERDONE** - permission to leave 6 foot fence having front yard of 4 feet instead of required 10 feet and shed not having 20 feet behind front line of dwelling, Res. A District, northeast corner of Lowell Road (#99) and McNeil Street, Sayville, NY (0500-307.0006.00019.000)

**6:00 P.M. (592-20)** **ADLY and JEANNINE JEAN-PHILIPPE** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 on lot having width of 50 feet instead of required 75 feet and lot area of 7,000 sq. feet instead of required 7,500 sq. feet, Res. A District, west side of Pine Acres Boulevard (#1332), 250 feet south of Chenango Drive, Bay Shore, NY (0500-314.00-02.00-026.000)