

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 14, 2020** at the Town Hall West, 401 W 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: 01/03/2020
Islip, New York

John M. Lorenzo, Chairman
Zoning Board of Appeals

6:00 P.M. (027-20) DANIELA MUNOZ - permission to renew and transfer permit for accessory apartment to a subsequent property owner pursuant to Section 68-616 and 68-618, Res. A District, west side of Commack Road (#278), 120.80 feet north of Brook Street, Islip, NY (0500-294.00-01.00-100.002)

6:00 P.M. (028-20) ALI C. KARA - permission to use dwelling for two-family, family use only as per Islip Town Code Section 68-419.1, Res. A District, northeast corner of Louisiana Avenue (#11) and West Court, Bay Shore, NY (0500-268.00-02.00-011.000)

6:00 P.M. (029-20) CHRISTINA CALABRESE and CAROLANN HOWE - permission to leave roof over entrance platform (4' x 5') having side yard of 12 feet instead of required 14 feet, Res. A District, south side of Bethesda Lane (#18), 317.85 feet west of Broadway Avenue, Sayville, NY (0500-260.00-01.00-020.000)

6:00 P.M. (030-20) STEVEN L. and AGNES EASON - permission to leave second story addition (26.4' x 28.1') resulting in new dwelling having side yard of 12.16 feet instead of required 14 feet and front yard of 24.55 feet instead of required 25 feet, Res. B District, north side of East Locust Street (#35), 550 feet east of Prospect Avenue, Central Islip, NY (0500-122.00-01.00-093.000)

6:00 P.M. (031-20) MICHAEL GERARD and BARBARA MALONE - permission to leave hot tub (7' x 6') having building separation of 1 foot instead of required 6 feet, Res. B (278) District, north side of Gainsborough Road (#39), 145 feet east of Fallen Leaf Road, Holbrook, NY (0500-109.00-05.00-094.000)

6:00 P.M. (032-20) STEPHEN and MELANIE SCHMAELING - permission to leave above ground pool having side yard of 6.4 feet instead of required 14 feet, Res. A District, west side of Coates Avenue (#542), 278.76 feet south of Cannon Drive, Holbrook, NY (0500-216.00-01.00-022.000)

Adjourned from December 3, 2019

6:00 P.M. (033-20) JANINE and MARK CLANCY - permission to erect one story addition (10' x 39.33') leaving side yard of 10.5 feet instead of permitted 14 feet, Res. B District, east side of Seville Boulevard (#217), 98 feet north of St. Lawrence, Sayville, NY (0500-307.00-05.00-005.000)

Adjourned from December 3, 2019

6:00 P.M. (889-19) PATRICK E. and AMY C. GRADY - permission to leave shed (10' x 14') not having 20 feet behind the front line of dwelling, Res. B District, west side of Claas Avenue (#1690), 710.34 feet north of Furrows Road, Holbrook, NY (0500-067.00-01.00-078.000)

Adjourned from December 17, 2019

6:00 P.M. (948-19) ANTHONY P. MILLER and LEEANNA MILLER, TRUSTEES of the MILLER FAMILY REVOCABLE TRUST - permission to leave 5 foot fence having second front yard of 1.2 feet instead of required 10 feet, Res. B District, northwest corner of Sayville Boulevard (#308) and St. Lawrence Street, Sayville, NY (0500-307.00-03.00-037.000)

6:00 P.M. (034-20) MICHAEL and VANESSA JENNOSA - permission to erect one story addition (16.3' x 18.3') to detached accessory structure leaving side yard of 5.4 feet instead of required 10 feet, resulting in floor area ratio of 25.8% instead of permitted 25% and to erect retaining wall (over 18" high) leaving side and rear yards of 1 foot instead of required 4 feet each, Res. AA District, south side of Celano Lane (#35), 781 feet west of Oak Neck Road, West Islip, NY (0500-479.00-02.00-028.000)

6:00 P.M. (035-20) RAM BUSINESS CORP. - permission to leave second story addition (24.5' x 51.4') having front yard of 28.7 feet instead of required 40 feet, window well having front yard of 26 feet instead of permitted encroachment setback of 27 feet and to leave driveway on side property line instead of required 4 feet, Res. AA District, southwest corner of Eighth Avenue (#30) and Third Avenue, Brentwood, NY (0500-183.00-01.00-055.000)

6:30 P.M. (036-20) PABLO E. and LIDIA C. TRUJILLO - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 and to leave patio having rear yard of 2.5 feet instead of required 4 feet, Res. A District, west side of Indiana Avenue (#20), 122.55 feet south of Delaware Avenue, Bay Shore, NY (0500-247.00-01.00-077.000)

6:30 P.M. (037-20) PEDRO A. NICASIO and MIGUEL CAMPUSANO - permission to leave deck (8' x 12' lrrg.) having front yard of 32.5 feet instead of required 40 feet and to leave two sheds: Shed #1- on side property line and having rear yard of 1 foot instead of required 2 feet each and Shed #2- having rear yard of 1.5 feet instead of required 2 feet, Res. A District, east side of Grand Boulevard (#547), 568.13 feet south of Wiley Street, Brentwood, NY (0500-228.00-02.00-027.000)

6:30 P.M. (038-20) ARELY MARTINEZ - permission to leave driveway having front yard occupancy of 47.24% instead of permitted 35%, Res. B District, west side of Pine Grove Boulevard (#1720), 195 feet north of Benton Place, Bay Shore, NY (0500-181.00-01.00-054.000)

6:30 P.M. (039-20) NEELO HUSSAIN - permission to leave roof-over patio having side yard of 2.6 feet instead of required 14 feet, Res. A District, south side of New Jersey Avenue (#360), 91.1 feet west of Indiana Avenue, Bay Shore, NY (0500-226.00-03.00-079.000)

- 6:30 P.M. (040-20) ALEX RODRIGUEZ** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, west side of Duke Street (#14), 145 feet north of Queen Street, Bay Shore, NY (0500-241.00-02.00-058.002)
- 6:30 P.M. (041-20) KEVIN and MARY GLEASON** - permission to install inground pool leaving rear yard of 10 feet and side yard of 14 feet instead of required 18 feet each, Res. AAA District, west side of West Shore Drive (#272), 75 feet south of Cross Road, Oakdale, NY (0500-403.00-02.00-030.000)
- 6:30 P.M. (042-20) HENRY J. and MARIANNE VOLLBRACHT** - permission to install inground pool with spa leaving front yard of 21.75 feet and pool patio leaving front yard of 10 feet instead of required 55 feet each, and to leave 5 foot fence on second front property line not having required setback of 10 feet, Res. AAA District, northwest corner of Meadow Farm Road (#6) and Dock Road, East Islip, NY (0500-424.00-01.00-002.000)
- 7:00 P.M. (043-20) DANIELLE and JOHN F. KRAMER III** - permission to leave two second story additions (approx. 10' x 12' each) having side yard of 11.9 feet instead of required 14 feet and roofed-over porch having front yard of 32.9 feet instead of permitted encroachment setback of 34 feet, Res. A District, south side of Arcadia Drive (#337), 160 feet west of Spruce Avenue, West Islip, NY (0500-414.00-02.00-055.000)
- 7:00 P.M. (044-20) LOUIS and LESLIE WOLFOWITZ** - permission to install pool/hot tub (8' x 16') on lot having area of 6,000 sq. feet instead of required 12,000 sq. feet, leaving side yard of 9.66 feet instead of required 25 feet and rear yard of 15 feet instead of required 25 feet and to erect decking leaving side yard of 9.66 feet instead of required 15 feet all having floor area ratio of 40.2% instead of permitted 30%, Res. BAA District, east side of Crescent Walk (#34), 164 feet north of Neptune Walk, Seaview, NY (0500-497.00-03.00-040.000)
- 7:00 P.M. (045-20) ROBERT A. LATRONICA, JR. and DANA J. LATRONICA** - permission to erect 2 one story additions: Addition 1- leaving side yard of 20 feet instead of required 25 feet and total side yards of 49.5 feet instead of required 60 feet and Addition 2- leaving total side yards of 59.5 feet instead of required 60 feet and to erect roof-over entrance platform leaving total side yards of 54.5 feet instead of required 60 feet, all having floor area ratio of 26.07% instead of permitted 25%, Res. AAA, southwest side of The Moor (#26), 817.05 feet southeast of The Helm, East Islip, NY (0500-465.00-01.00-008.000)
- Adjourned from October 29, 2019**
- 7:00 P.M. (802-19) ANDRE MICHEL and RONIDE JUSTINVIL** - permission to leave 6 foot fence on second front property line not having required setback of 10 feet and to leave 4 foot fence on second front property line within sight distance triangle, Res. AA District, northeast corner of Willow Street (#93) and Ferndale Boulevard, Central Islip, NY (0500-229.00-02.00-026.000)

- 7:00 P.M. (046-20) RICARDO A. and MARIA M. CARDOZA** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 with driveway having width of 27 feet instead of permitted 18 feet, to leave first story addition under second story enclosed porch (15.6' x 16') and two awnings (26' x 20.6' Irrg. and 4' x 5') resulting in floor area ratio of 34.33% instead of permitted 25% and to leave patio having side yard of 1.5 feet instead of required 4 feet, Res. B District, south side of Bluejay Court (#48), 295 feet east of Dicen Court, Brentwood, NY (0500-035.00-02.00-013.000)
- 7:00 P.M. (047-20) HABITAT FOR HUMANITY OF SUFFOLK HOUSING DEVELOPMENT FUND COMPANY, INC.** - permission to erect one story dwelling on lot having lot area of 10,965 sq. feet instead of required 20,000 sq. feet, Res. AA District, east side of Calebs Path (#227), 101.49 feet north of Myrtle Avenue, Central Islip, NY (0500-053.00-03.00-005.000)
- 7:30 P.M. (048-20) ANGEL FALCON** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. B District, south side of Dame Street (#8), 175 feet east of New Lawns Avenue, Brentwood, NY (0500-140.00-01.00-065.000)
- 7:30 P.M. (049-20) SUSAN DIAMOND** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, east side of Garden Court (#45), 883.93 feet south of Johnson Avenue, Ronkonkoma, NY (0500-083.00-01.00-034.000)
- 7:30 P.M. (050-20) JESUS and IVETTE BABILONIA** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. B District, north side of Prospect Place (#193), 85 feet west of Manatuck Boulevard, Bay Shore, NY (0500-181.00-01.00-018.000)
- 7:30 P.M. (051-20) RAFAEL A. LOPEZ** - to renew accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, west side of Grand Boulevard (#456), 110.60 feet south of West 24th Street, Brentwood, NY (0500-204.00-03.00-086.000)
- 7:30 P.M. (052-20) PAUL A. MURRAY** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. AA District, south side of Drayton Avenue (#36), 400 feet east of Stein Drive, Bay Shore, NY (0500-224.00-02.00-068.002)
- 7:30 P.M. (053-20) LIFE ESTATE OF ROSARIO BENCIVINNI (A/K/A SAL BENCIVINNI)** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, west side of Higbie Lane (#610), 1,491.47 feet north of Liberty Avenue, West Islip, NY (0500-387.00-01.00-009.001)
- 7:30 P.M. (054-20) BRIAN J. and LYNN ANN LEONARD** - permission to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. B District, west side of North Dyre Avenue (#652), 616.49 feet north of North Burling Lane, West Islip, NY (0500-455.00-04.00-035.000)