

## Public Notice

**NOTICE IS HEREBY GIVEN** that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, August 15, 2023** at Town Hall, 655 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. The hearing may be viewed live over the internet. Visit [islipny.gov](http://islipny.gov) for details.

Dated: 08/04/2023  
Islip, New York

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

- 6:00 P.M. (529-23) ROBERT and DANIELLE SHADLER** - permission to leave shed having 15 feet behind front line of dwelling instead of required 20 feet, Res. AA District, west side of Roosevelt Avenue (#1606), 100 feet south of Seventh Street, Bohemia, NY (0500-170.00-01.00-019.000)
- 6:00 P.M. (530-23) MICHAEL and STACEY INNACE** - permission to leave pool patio having side yard of 3 feet instead of required 6 feet, Res. B District, south side of Van Horn Avenue (#124), 725 feet west of Coates Avenue, Holbrook, NY (0500-107.00-03.00-001.000)
- 6:00 P.M. (531-23) RYAN GIANGASPRO and TONI ANZALONE** - permission to install inground pool having front yard of 8 feet instead of required 20 feet, Res. B District, southwest corner of Ontario Street (#349) and Belle Avenue, Ronkonkoma, NY (0500-031.00-04.00-071.000)
- 6:00 P.M. (532-23) GUICHARD and LIZETTE VOLTAIRE** - permission to leave cellar entrance having side yard of 6 feet instead of permitted encroachment setback of 8 feet and shed having second front yard of 2.3 feet instead of required 20 feet having 15 feet behind front line of dwelling instead of required 20 feet, Res. B District, southwest corner of Pine Drive (#555) Mohawk Drive, Bay Shore, NY (0500-365.00-01.00-032.000)
- 6:00 P.M. (533-23) JOHN and KAREN REMSON** - permission to erect one story addition (14' x 24') leaving rear yard of 11.5 feet instead of required 25 feet, Res. B District, north side of Webster Avenue (#67), 473.3 feet west of Cadman Road, West Islip, NY (0500-336.00-03.00-076.001)
- 6:00 P.M. (534-23) DARRYL A. DIAMOND** - permission to leave shed having 7 feet behind front line of dwelling instead of required 20 feet, Res. B District, west side of North Ocean Avenue (#66), 560.1 feet south of Union Boulevard, Islip, NY (0500-370.00-01.00-005.000)

- 6:00 P.M. (535-23)** **ISHTIAQ BARI and AMAD BARI** - permission to erect two story addition (12' x 15') and second story addition (15' x 33.7') leaving floor area ratio of 31.4% instead of permitted 25% and to leave pond on rear yard property line not having required setback of 4 feet, Res. A District, north side of Kime Avenue (#433), 375 feet west of Horton Street, West Islip, NY (0500-336.00-01.00-008.000)
- 6:00 P.M. (536-23)** **TROY and RACHEL M. TRABACCHI** - permission to erect two story addition (17.92' x 20') having side yard of 10.3 feet instead of required 14 feet and to leave propane tank on side property line not having required setback of 2 feet, Res. A District, south side of Princeton Street (#54), 199 feet west of Freeman Avenue, Islip, NY (0500-294.00-02.00-043.000)
- 6:00 P.M. (537-23)** **MATTHEW JOSEPH CELENTANO and TIFFANY AMBER CELENTANO** - permission to erect roofed-over porch leaving front yard of 40.8 feet instead of required 50 feet and two-story addition leaving side yard of 18.6 feet instead of required 25 feet and total side yards of 50.1 feet instead of required 60 feet, Res. AAA District, west side of Smith Avenue (#354), 1,188.59 feet south of Cloverwood Place, Islip, NY (0500-422.00-02.00-033.000)
- 6:00 P.M. (538-23)** **THOMAS M. and CHRISTINA R. GORDON** - permission to erect second story addition with covered patio below leaving side yard of 7.5 feet instead of required 14 feet and to leave roofed-over entrance platform having front yard of 21.3 feet instead of required 40 feet, all having floor area ratio of 33.7% instead of permitted 25%, Res. A District, east side of Sequams Lane Center (#175), 380 feet south of Park Place, West Islip, NY (0500-476.00-02.00-069.000)
- 6:00 P.M. (539-23)** **JOHN MOUNDROS and MARGARITA ELIADES-MOUNDROS** - permission to erect detached garage (24' x 37') leaving rear yard of 5 feet instead of required 10 feet, to leave 6-foot fence on property line not having required setback of 10 feet and driveway on property line not having required setback of 4 feet, Res. AA District, southwest corner of Aberdeen Road (#974) and Flower Hill Lane, Bay Shore, NY (0500-439.00-01.00-009.000)
- 6:00 P.M. (540-23)** **UGUR ULUSOY** - to renew permit for two-family, family use only, Res. B District, east side of Keith Lane (#629), 100 feet south of Ryan Street, West Islip, NY (0500-468.00-03.00-061.000)

**6:30 P.M. (541-23) THOMAS HUSZAR and CAROLINE GATTO** - permission to erect two-story dwelling in conforming location, with deck having front yard of 9.1 feet instead of required 15 feet, deck with outdoor shower having rear yard of 7.5 feet instead of required 15 feet and shed having rear yard of 7.5 feet instead of required 10 feet, all having floor area ratio of 39.96% instead of permitted 30%, Res. BAA District, east side of Beachwold Avenue (#54), 404 feet south Neptune Walk, Seaview, NY (0500-497.00-03.00-016.000)

**6:30 P.M. (542-23) JAMM 967, LLC** - permission to install ground sign having area of 90.16 sq. feet instead of permitted 42.1 sq. feet, leaving front yard of 8 feet instead of required 15 feet, Bus 1 District, west side of Patchogue-Holbrook Road (#967), through lot to Main Street, 382.4 feet north of Furrows Road, Holbrook, NY (0500-067.00-02.00-014.000)

**6:30 P.M. (543-23) STEEL CAMPUS, LLC / MARCUS ISP** - permission to install 6 ground signs having sign area of 38.2 sq. feet each instead of permitted 16 sq. feet each, where only one ground sign is permitted, PDDMF District, southeast corner of Gullhaven Drive and Carleton Avenue (#300), through lot to Eastview Drive, Central Islip, NY (0500-187.10-01.00-004.002 & 165.00-13.00-002.005)

**6:30 P.M. (544-23) FIDEL and MARIA M. PEREZ** - permission to leave interior alteration of nonconforming use for office and half bathroom, parking area on side property lines not having required setback of 4 feet each, having rear yard landscaping of 4% instead of required 40%, Res. AA District, east side of Fulton Street (#1), 100 feet south of Glenmore Avenue, Brentwood, NY (0500-118.00-01.00-053.000)

**Adjourned from June 20, 2023**

**6:30 P.M. (434-23) TIGRE AUTO REPAIR, INC.** - permission to leave ground sign having sign area of 32 sq. feet instead of permitted 23.5 sq. feet, on front property line not having required setback of 13 feet and to leave cabinet-style facial sign, Bus 3 District, southeast corner of Montauk Highway (#1230) and Bay View Drive, Oakdale, NY (0500-352.00-03.00-018.000)

**6:30 P.M. (545-23) SIG 888 LLC / DIME SAVINGS BANK** - permission to install facial sign where not visible from main thoroughfare, Bus 1 District, southwest corner of Veterans Memorial Highway (#878-888-898) and Lincoln Boulevard, Hauppauge, NY (0500-014.00-03.00-026.006)

**Adjourned from April 25, 2023 and June 6, 2023**

**6:30 P.M. (300-23) DOMINIC BERTUCCI** - permission to elevate dwelling leaving side yard of 9.75 instead of the required 10 feet and total side yards of 19.75 feet instead of required 25 feet, to erect first floor decking with shower and second-floor decking leaving side yard of 9.75 feet instead of the required 15 feet each, second floor decks leaving side yard of 9.75 feet instead of required 15 feet, additions and all decking resulting in floor area ratio of 42.6% instead of permitted 30%, Res. BAA District, west side of East Lighthouse Walk (#18), 180 feet south of Cedar Court, Kismet, NY (0500-491.00-03.00-019.000)