

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, October 17, 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 for details.

Dated: 10/06/2023
Islip, New York

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

- 6:00 P.M. (650-23)** **JON B. SIEGEL** - permission to roofed-over patio resulting in floor area ratio of 29.8% instead of the permitted 25% and shed having a side yard of 1.8 feet and having 18 feet behind front line of dwelling instead of required 20 feet, Res. B District, northwest corner of Ford Street 9#217) and Coates Avenue, Holbrook, NY (0500-175.00-01.00-004.002)
- 6:00 P.M. (651-23)** **ABIGAIL and ERIC J. NEUGEBAUER** - permission to leave portico having front yard of 15.6 feet instead of required 50 feet, Res. AAA District, southeast corner of Hamilton Street (#70) and River Road, Sayville, NY (0500-409.00-04.00-014.000)
- 6:00 P.M. (652-23)** **JOHN A. and ANNMARIE CAMPAGNA** - permission to leave pool patio having side yard 4.9 feet and rear yard of 5.3 feet instead of required 6 feet each, Res. A District, south side of Portside Drive (#36), 151.69 feet west of Grundy Avenue, Holbrook, NY (0500-216.00-02.00-033.000)
- 6:00 P.M. (653-23)** **RALPH and VERONICA MIERZEJEWSKI** - permission to leave deck having front yard of 32 feet instead of required 40 feet and detached (20.3' x 20.3') garage having side yard of 3 feet instead of required 4 feet, Res. A District, south side of Edgewood Street (#240), 475 feet east of Bellmore Avenue, Islip Terrace, NY (0500-253.00-02.00-012.000)
- 6:00 P.M. (654-23)** **JOSHUA and LAUREN SEIDEN** - permission to leave detached garage having height of 14.2 feet instead of permitted 14 feet and patio and driveway having side yard of 1.58 feet instead of required 4 feet, AAA278, east side of The Keel (#23), 762.56 feet south of The Helm, East Islip, NY (0500-446.00-01.00-026.000)
- 6:00 P.M. (655-23)** **ALBERT PROJECT LLC** - permission to erect two story addition leaving front yard of 25 feet instead of required 30 feet and to leave roofed-over porch having front yard of 11.6 feet instead of required 30 feet and side yard of 12 feet instead of required 14 feet, Res. A District, southwest corner of West Street (#30) and North Street, West Islip, NY (0500-454.00-02.00-051.000)
- 6:00 P.M. (656-23)** **FRANK PETROCELLI, MARK PETROCELLI, and ANGELA ROSA** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. A District, north side of Connetquot Drive (#148), 1,372.69 feet west of Elsmere Avenue, Oakdale, NY (0500-350.00-01.00-001.000)

- 6:00 P.M. (657-23) LAURIE BLUMSTEIN** - permission to erect two story addition leaving floor area ratio of 29% instead of permitted 25% and to leave shed having side yard of 1.5 feet instead of required 2 feet, Res. A District, south side of 38th Street (#62), 270 feet west of Broadway, Islip, NY (0500-248.00-02.00-077.000)
- 6:00 P.M. (658-23) KRISTEN WOODS** - permission to erect one-story addition leaving front yard of 16.6 feet instead of required 25 feet, roofed-over entrance leaving front yard of 8.1 feet instead of permitted encroachment setback of 20 feet and roofed-over entrance leaving side yard of 12 feet instead of required 14 feet, Res. B District, north side of Eastview Road (#89), 819.3 feet east of Rosevale Avenue, Ronkonkoma, NY (0500-010.00-01.00-008.000)
- 6:00 P.M. (659-23) JAROSLAW and MALGORATA TYSZKA** - permission to erect 2-story dwelling and roofed-over porch leaving floor area ratio of 29.22% instead of permitted 25%, Res. B District, southwest corner of Fairfax Road (#90) and Madison Avenue, West Islip, NY (0500-388.00-01.00-018.000)
- 6:00 P.M. (660-23) NORMA L. VILLANUEVA** - permission to leave above ground pool having rear yard of 9.6 feet instead of required 14 feet, pool deck having rear yard of 4 feet instead of required 10 feet, shed having rear yard of 1.6 feet and side yard of 1.7 feet instead of required 2 feet each and chicken coop having rear yard of 7 feet instead of required 10 feet, Res. A District, north side of Woodland Avenue (#53), 525 feet west of Prospect Street, Central Islip, NY (0500-101.00-01.00-059.007)
- 6:00 P.M. (661-23) PAUL and GABRIELLE SCHIELDS** - permission to leave 6-foot fence on property line not having required setback of 10 feet, Res. A District, northeast corner of Higbie Lane (#327) and Capri Road, West Islip, NY (0500-436.00-01.00-009.000)
- 6:00 P.M. (662-23) GAIL GITZINGER** - permission to leave hot tub on concrete pad having side yard of 7.2 feet instead of required 14 feet and wall (2' high) and stone area on side property line not having required setback of 4 feet, Res. A District, north side of Doncaster Avenue (#96), 332 feet west of Harvest Lane, West Islip, NY (0500-336.00-02.00-057.000)
- 6:30 P.M. (663-23) CHRISTOPHER and AMANDA FELIX** - permission to leave pool patio having rear yard of 4.4 feet and side yard of 5.5 feet instead of required 6 feet each and shed having side yard of 1.7 feet instead of required 2 feet and not having 20 feet behind front line of dwelling, Res. B District, east side of Hyman Avenue (#218), 380 feet south of Third Street, West Islip, NY (0500-469.00-02.00-077.000)
- 6:30 P.M. (664-23) STEPHEN O'NEILL** - permission to leave second story deck having side yard of 10.5 feet instead of required 14 feet and 4-foot chain link fence in sight triangles exceeding permitted height of 3 feet, Res. A District, southeast corner of Storey Boulevard (#2) and Hyman Avenue, Bay Shore, NY (0500-313.00-01.00-027.000)

- 6:30 P.M. (665-23) MARIO TROCCHIA** - permission to leave pool patio on side property line and having side yard of 3 feet instead of required 6 feet each resulting in rear yard landscaping of 15% instead of required 40%, Res. B District, south side of Columbine Avenue (#52), 962.96 feet east of Commack Road, Islip, NY (0500-294.00-01.00-061.000)
- 6:30 P.M. (666-23) STEPHEN M. and CHELSEA PROVENZANO** - permission to erect one story addition (20' x 32') having front yard of 22.8 feet instead of required 25 feet and to leave portico having front yard of 14.1 feet instead of required 25 feet, Res. B District, south side of Third Street (#44), 120 feet west of Cherry Avenue, West Sayville, NY (0500-355.00-05.00-039.001)
- 6:30 P.M. (667-23) MICHAEL MURTHA** - permission to alter roofline leaving side yard of 8.1 feet instead of required 15 feet, to maintain buffer of 15 feet instead of required 25 feet, buffer of 10 feet instead of required 15 feet and to leave temporary trailer and electric meter in buffer, Res. CAA District, northwest corner of Community Road (#87) and Union Boulevard (through lot to Long Island Railroad), Bay Shore, NY (0500-392.00-01.00-012.000)
- 6:30 P.M. (668-23) NICHOLAS EDWARD FRANCIS MICUCCI** - permission to erect two-story addition and second-story addition leaving side yard of 8.87 feet and one-story addition leaving side yard of 8.22 feet instead of required 14 feet each and total side yards of 23.84 feet instead of required 28 feet, Res. AA (278) District, west side of Blue Point Road West, 165.44 feet south of Spiral Road, Holtsville, NY (0500-131.00-02.00-018.000)
- 6:30 P.M. (632-23) ANTHONY LEVEY** - permission to erect addition (28' x 31.35' irr.) to detached garage leaving height of 25.37 feet instead of permitted 14 feet, to leave tennis court fence having height of 10 feet instead of permitted 8 feet, 6-foot fence on property line not having required setback of 15 feet and to maintain corrals in front yard when permitted only behind the rear line of dwelling, pursuant to Town Code Section 12-27(A)(4) and 12-28, Res. AAA District, south side of Dock Road (#170), 437.81 feet west of Meadow Farm Road, (through lot to Meadow Farm Road), East Islip, NY (0500-423.00-03.00-001.001)
- 6:30 P.M. (669-23) 4571 SUNRISE INC** - permission to leave one-story additions (2.5' x 4' and 2.5' x 6') having front yard of 10.2 feet instead of required 60 feet, Bus 1 District, northwest corner of Sunrise Highway (#4571) and Ocean Avenue, Bohemia, NY (0500-278.00-02.00-024.000)

7:00 P.M. (670-23) **LUZ ARQUIMIDES GALEAS** - permission to reconstruct second story addition leaving side yard of 6.6 feet instead of required 14 feet and total side yards of 21.4 feet instead of required 28 feet, resulting in floor area ratio of 39.5% instead of permitted 25% and to leave driveway having side yard of 2 feet instead of required 4 feet, Res. B District, west side of Myrtle Avenue (#727), 195.48 feet south of Union Street, West Islip, NY (0500-438.00-01.00-023.000)

7:00 P.M. (671-23) **SEAN MASOOD POPAL** - permission to erect two-story dwelling on lot having wetlands yield of 0.98 instead of required 1, lot area of 26,136 sq. feet instead of required 80,000 sq. feet, leaving front yard of 50 feet instead of required 63.8 feet and to install cellar entrance leaving rear yard of 21 feet instead of required 40 feet, Res. AAA District, southeast corner of South Gillette Avenue (#7) and Middle Road, Bayport, NY (0500-386.00-06.00-001.002)

7:00 P.M. (193-23) **KMM PROPERTY SOLUTIONS INC** - permission to erect two story dwelling on lot having area of 9,066 sq. feet instead of required 11,250 sq. feet, leaving floor area ratio of 30.76% instead of permitted 25%, to maintain 57.7 cubic yards of surplus fill within floodplain and to install driveway having slope of 10% instead of permitted 8%, Res. A District, west side of Bayview Avenue (#198), 93.7 feet north of Harriet Road, Bayport, NY (0500-410.00-07.00-028.000)