

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, November 14, 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: 11/03/2023
Islip, New York

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

- 6:00 P.M. (684-23) THOMAS J. and JESSICA M. MCMAHON** - permission to leave inground pool having rear yard of 13.6 feet instead of required 14 feet, Res. A District, southeast corner of Rosemary Place (#4) and Woodland Drive, East Islip, NY (0500-425.00-02.00-007.000)
- 6:00 P.M. (685-23) CIHANGIR YAP** - permission to leave patio on side property line not having required setback of 6 feet, Res. B District (278 Cluster), east side of San Rafael Avenue (#64), 510 feet north of Live Oak Drive, Holbrook, NY (0500-110.00-05.00-039.000)
- 6:00 P.M. (686-23) PHILLIP and GAIL DiGIACOMO** - permission to leave shed having side yard of 2.5 feet instead of required 4 feet, pool patio having side yard of 5.7 feet instead of required 6 feet and 6-foot fence having second front yard of 6.5 feet instead of required 10 feet, Res. AA (278) District, northwest corner of Norman Drive and Kenwood Drive (#107), Bohemia, NY (0500-169.00-02.00-039.000)
- 6:00 P.M. (484-23) ABEL GONZALEZ, JUAN MADRID and VILMA MADRID** - permission to leave patio having side yard of 3 feet instead of required 4 feet and driveway having front yard occupancy of 44% instead of permitted 40%, Res. A District, east side of Wilson Boulevard (#749), 3,405.3 feet north of Locust Street, Central Islip, NY (0500-187.00-01.00-014.003)
- 6:00 P.M. (687-23) HERBERT and RUTH COWELL** - permission to erect roofed-over porch and covered ramp leaving side yards of 13.6 feet instead of required 14 feet each, total side yards of 23.5 feet instead of required 28 feet and to install driveway leaving side yard of 2.6 feet instead of required 4 feet, Res. B District, west side of Greeley Avenue (#120), 311 feet north of Brook Street, Sayville, NY (0500-356.00-04.00-025.000)
- 6:00 P.M. (688-23) DIEGO B. RAMIREZ and SOMAYI A. TAVAREZ ESPINAL** - permission to leave shed (19.3' x 23.5') having side yard of 2.9 feet instead of required 4 feet, Res. A District, north side of Second Place (#51), 472.1 feet east of Gibbs Road, Central Islip, NY (0500-080.00-02.00-084.003)
- 6:00 P.M. (689-23) CONRAD R. and SUSAN BERGMANN** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. AA District, east of Somerset Drive (#35), 1,135.06 feet north of Patchogue-Holbrook Road, Holbrook, NY (0500-089.00-01.00-004.004)

- 6:00 P.M. (690-23) JOHNNA RUDOLFER** - to renew special exception to maintain 7 horses instead of permitted 6 pursuant to Section 12-27A(1) and 12-27(B), Res. AAA District, south side of Sportsmen Street (#144), 250 west of Deer Path Road, Central Islip, NY (0500-144.00-02.00-018.001)
- 6:00 P.M. (691-23) JOHNNA RUDOLFER** - to renew special exception to maintain 9 horses instead of permitted 8 pursuant to Section 12-27A(1) and 12-27(B), Res. AAA District, south side of Sportsmen Street (#134), 375 feet west of Deer Path Road, Central Islip, NY (0500-144.00-02.00-007.000)
- 6:00 P.M. (692-23) LISA ANN FENIMORE** - permission to modify existing dwelling resulting in new dwelling on lot having area of 35,072 sq. feet instead of required 40,000 sq. feet, Res. AAA (278) District, north side of The Helm (#156), 1,147.77 feet east of The Moor, East Islip, NY (0500-465.00-01.00-014.000)
- 6:00 P.M. (693-23) JESSICA L. RODRIGUEZ HERNANDEZ and RONALD STEVE MARTINEZ** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, south side of Whalen Court (#35), 124.52 feet east of Yankee Street, Brentwood, NY (0500-228.00-02.00-082.000)
- 6:00 P.M. (694-23) MERCEDES A. INFANTES, IDIDALINA RIOS and ANA R. BENITEZ DE CRUZ** - permission to leave driveway having side yard of 2 feet instead of required 4 feet and front yard occupancy of 55.6% instead of permitted 40%, Res. AA District, east side of Connetquot Avenue (#951), 150 feet south of Atlantic Street, Central Islip, NY (0500-189.00-01.00-042.000)
- 6:30 P.M. (695-23) SERVANTE PARRAY-LOPEZ** - permission to erect two-story dwelling and roofed-over patio on lot having width of 60 feet instead of required 75 feet, leaving side yard of 10 feet instead of required 14 feet and total side yards of 24 feet instead of required 28 feet, Res. B District, south side of W. Pine Street (#38), 345 feet west of Islip Avenue, Islip, NY (0500-295.00-03.00-060.000)
- 6:30 P.M. (696-23) 84-01 101 AVENUE LLC** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. B District, southeast corner of Birch Street (#22) and Prospect Avenue, Central Islip, NY (0500-122.00-01.00-041.000)

- 6:30 P.M. (697-23) DONNA MARANZINO-MACDOUGAL** - permission to leave one and two story additions (30.9' x 27.8' lrrg.) having side yard of 2.9 feet instead of required 14 feet and total side yards of 19.1 feet instead of required 28 feet and deck having side yard of 2.9 feet instead of required 6 feet, 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)
- 6:30 P.M. (634-23) ROBERT BARBERA** - permission to erect two-story dwelling on lot having area of 4,000 sq. feet instead of required 6,000 sq. feet, lot width of 50 feet instead of required 60 feet, leaving rear yard of 21.4 feet instead of required 25 feet, to erect second-story deck leaving front yard of 17 feet instead of required 25 feet, side yards of 11.3 feet and 10 feet instead of required 15 feet each, to erect second-story deck leaving rear yard of 12.4 feet and side yard of 10 feet instead of required 15 feet each, all having floor area ratio of 47% instead of permitted 30%, Res. BAA District, east side of Oak Street (#41), 200 feet south of Cedar Court, Kismet, NY (0500-491.00-03.00-048.000)
- 6:30 P.M. (698-23) ROBERT ONOFRIETTI** - permission to subdivide lot into two parcels; Lot 1 - to leave two-story dwelling having front yard of 14 feet instead of required 25 feet, roofed-over entrance having front yard of 10.2 feet instead of permitted encroachment of 20 feet, to erect attached garage leaving front yard of 19.2 feet and two-story addition leaving front yard of 20.7 feet instead of required 25 feet each and Lot 2- to erect two-story dwelling on conforming lot, Res. B District, south side of East Manhasset Street (#324), 194.98 feet east of Belmore Avenue, Islip Terrace, NY (0500-275.00-02.00-029.000)
- 6:30 P.M. (699-23) JJJ REAL ESTATE ENTERPRISES, LLC** - permission to erect warehouse (80' x 125') leaving front yard of 25 feet instead of required 50 feet, Ind 1 District, south side of Beaverdam Road, 400 feet west of Islip Avenue, Islip, NY (0500-272.00-01.00-087.001)
- 6:30 P.M. (700-23) BAY CLUB OF BAY SHORE, LLC** - permission to erect two-story addition (approx. 32' x 18.2' lrrg.) for construction of elevator and stairs, with roof deck having front yard of 14.25 feet instead of required 25 feet, to erect roof cover to existing decking leaving side yard of 8.75 feet instead of required 10 feet, resulting in floor area ratio of 41.98% instead of permitted 25%, Bus 3 District, southern terminus of South Clinton Avenue (#150), approx. 2,100 feet south of Bayview Avenue, Bay Shore, NY (0500-442.00-01.00-050.000)
- 7:00 P.M. (701-23) SEQUAMS LANE WEST LLC** - permission to erect two-story dwelling on lot having area of 9,888 sq. feet instead of required 11,250 sq. feet and floor area ratio of 38.62% instead of permitted 25%, Res. A District, west side of Sequams Lane West, 1,000 feet south of Sequams Lane West, West Islip, NY (0500-476.00-02.00-013.001)

7:00 P.M. (702-23) **MARINA O'REILLY** - permission to elevate dwelling leaving first floor elevation of 13 feet instead of permitted 8 feet, floor area ratio of 57.9% instead of permitted 25%, side yards of 4.5 feet and 7.1 feet instead of required 14 feet each, total side yards of 11.6 feet instead of required 28 feet and front yard of 14.5 feet instead of required 25 feet, to leave rear yard landscaping of 24.43% instead of required 40% and to modify driveway leaving front yard occupancy of 60.37% instead of permitted 40%, Res. B District, south side of Allen Point Road (#16), east of Degnon Boulevard, Bay Shore, NY
(0500-395.00-03.00-014.000)