

## Public Notice

**NOTICE IS HEREBY GIVEN** that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, April 23, 2024** 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: 04/12/2024  
Islip, New York

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

- 6:00 P.M. (230-24)** **KIMBERLY S. SENNES** - permission to leave roofed-over patio resulting in floor area ratio of 28% instead of permitted 25%, Res. B District, northwest corner of Richland Boulevard (#1360) and Aztec Drive, Bay Shore, NY (0500-314.00-02.00-117.000)
- 6:00 P.M. (231-24)** **DENNIS PROTUS and DINA B. PORWICK-PROTUS** - permission to leave two patios and gravel area on side property line not having required setback of 4 feet each, Res. A District, south side of Loop Drive (#218), 154.97 feet east of Potomac Lane, Sayville, NY (0500-260.00-01.00-030.000)
- 6:00 P.M. (232-24)** **JOHN and JAMIR NUNEZ** - permission to leave 6-foot fence having second front yard of 2.5 feet instead of required 10 feet, Res. A District, southeast corner of Erin Court and Satellite Drive (#66), Islip Terrace, NY (0500-275.00-01.00-046.000)
- 6:00 P.M. (233-24)** **CAROL ROWSELL and DENNIS and EMMA NACEWICZ** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. AA District, west side of Grassmere Avenue (#224), 202.74 feet north of Ocean View Avenue, Oakdale, NY (0500-376.00-02.00-016.001)
- 6:00 P.M. (234-24)** **MARIO CONTRERAS** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. B District, east side of Applegate Drive (#95), 365.02 feet west of Pinetop Drive Central Islip, NY (0500-077.00-03.00-069.000)
- 6:00 P.M. (235-24)** **ANYORKI J. TORRES** - permission to leave pool patio having rear yard of 2.6 feet instead of required 6 feet, patio (#1) having side yard of 0.7 feet, patio (#2) having side yard of 2.9 feet and patio (#3) having side yard of 2.1 feet and rear yard of 1.4 feet instead of required 4 feet each, Res. AA District, east side of Cori Lane (#9), 536.44 feet southeast of Pond Road, Bohemia, NY (0500-302.00-03.00-002.000)

- 6:00 P.M. (236-24)** **ANTHONY E. and MARY E. NOVOTNY** - permission to erect second-story addition (26.9' x 44' Irrg.) leaving rear yard of 21.3 feet instead of required 25 feet, height of 28.9 feet instead of permitted 28 feet, floor area ratio of 29% instead of permitted 25% and to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. B District, northwest corner of Terry Road (#118) and Milton Street, Sayville, NY (0500-305.00-01.00-030.000)
- 6:00 P.M. (237-24)** **OLGA V.TORRES** - permission to leave walkway having front yard occupancy of 14.7% instead of permitted 12%, concrete on side property lines not having required setback of 4 feet and fence exceeding 3 feet in height in driveway sight distance triangle, Res. B District, east side of First Street (#11), 180.72 feet north of Candlewood Road, Brentwood, NY (0500-202.00-01.00-023.002)
- 6:00 P.M. (238-24)** **SHAWN BOERGER and JULIE BLAIS-BOERGER** - permission to leave shed having height of 14.7 feet instead of permitted 14 feet and driveway having front yard occupancy of 45.8% instead of permitted 40%, Res. B District, east side of Macon Street (#65), 762.5 feet north of Overton Street Extension, Sayville, NY (0500-357.00-01.00-028.000)
- 6:00 P.M. (239-24)** **AMANDA and THOMAS LOWE, JR.** - permission to erect second story addition leaving side yard of 6.8 feet instead of required 14 feet, total side yards of 25.9 feet instead of required 28 feet and floor area ratio of 27% instead of permitted 25%, Res. B District, west side of Higbie Lane (#46), 62.97 feet south of Edgewood Road, West Islip, NY (0500-467.00-02.00-021.000)
- 6:00 P.M. (240-24)** **KRISTEN SWIENCKI** - permission to erect second-story addition (27.66' x 34.5') and two-story addition (5' x 15.2') leaving side yard of 13.2 feet instead of required 14 feet, height of 29.6 feet instead of permitted 28 feet and to leave addition and roof-over to detached garage, all having floor area ratio of 30.07% instead of permitted 25% and to leave driveway on side property line not having required setback of 4 feet, Res. B District, east side of Willet Avenue (#75) 430.56 feet south of Tariff Street, Sayville, NY (0500-330.00-04.00-047.000)
- 6:00 P.M. (241-24)** **MOHAMED MOHAMED, SALY MOHAMED and SUMIA MOHAMED** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, to leave second story deck having arterial highway setback of 29.7 feet and shed having arterial highway setback of 33 feet instead of required 60 feet each, Res. B District, southwest corner of Express Drive South and Orient Avenue (#86), Brentwood, NY (0500-037.00-02.00-002.000)

- 6:30 P.M. (242-24) JAMES and YENNIFER ROGERS** - permission to establish accessory apartment pursuant to Islip Town Code Section 60-602 and to leave patio (#1) having side yards of 1.1 feet, patio (2) on side property line and patio (#3) having rear yard of 2.5 feet instead of required 4 feet each, Res. A District, west side of Champlin Avenue (#40), 489.05 feet south of Hawthorne Avenue, East Islip, NY (0500-347.00-01.00-070.002)
- 6:30 P.M. (243-24) MATTHEW G. PUZIO and DARIA F. BLYSKAL** - permission to install floating dock having length of 32 feet instead of permitted 20 feet resulting in aggregate dock length of 60 feet instead of permitted 50 feet, Res. AA District, north side of Maple Street (#297), 739.6 feet east of St. Marks Lane, Islip, NY (0500-397.00-03.00-024.000)
- 6:30 P.M. (244-24) MICHAEL FINNERTY and MEGHAN BAUERNFEIND** - permission to leave shed having rear yard of 1.6 feet instead of required 2 feet, driveway on side property line not having required setback of 4 feet and 6-foot fence on property line not having required setback of 10 feet and obscuring driveway sight triangle, Res. B District, southeast corner of Saint Marks Lane (#21) and Woodside Avenue, Islip, NY (0500-371.00-03.00-017.000)
- 6:30 P.M. (245-24) THOMAS and KATHLEEN ORLANDO, TRUSTEES of the ORLANDO FAMILY LIVING TRUST** - permission to leave two-story dwelling having floor area ratio of 35% instead of permitted 25% and rear yard of 24.9 feet instead of required 25 feet and to leave detached garage (15.6' x 32.7') having rear yard of 4 feet and side yard of 4.2 feet instead of required 10 feet each, Res. B District, southwest corner of Fern Place (#14) and Shore Drive, Oakdale, NY (0500-403.00-01.00-035.000)
- 6:30 P.M. (246-24) ROBERT M. and KERI COOK** - permission to erect second story addition leaving rear yard of 14.3 feet instead of required 25 feet and floor area ratio of 32.3% instead of permitted 25%, to leave pond having side yard setback of 4.8 feet instead of 14 feet and side yard setback of 0.1 feet instead of 14 feet and pool equipment having side yard of 0.8 feet instead of required 6 feet, Res. A District, west side of Keswick Drive (#166), 113.62 feet north of Tracy Lane, East Islip, NY (0500-427.00-01.00-001.000)
- 6:30 P.M. (247-24) PETER WOLF** - permission to erect roofed-over porch and entry platform leaving front yard of 23.5 feet instead of permitted 30 feet and to leave dwelling having first-floor elevation of 11.5 feet instead of permitted 9 feet, Res. A District, east side of West Bay Drive (#851), 181.66 feet north of Bay 9th Street, West Islip, NY (0500-483.00-01.00-039.000)

- 6:30 P.M. (248-24)** **BRENTWOOD REALTY HOLDING CORP.** - permission to erect one-story addition to cottage resulting in single-family dwelling having side yards of 7.1 feet and 12.9 feet instead of required 18 each, total side yards of 20 feet instead of required 36 feet, on lot having width of 50.8 feet instead of required 100 feet and lot area of 8,745 sq. feet instead of required 20,000 sq. feet, Res. AA District, south side of Express Drive South (#1542), 558.49 feet west of Fulton Street, Brentwood, NY (0500-037.00-02.00-024.000)
- 7:00 P.M. (249-24)** **JULIAN HERRERO and HEATHER SCANLON HERRERO** - permission to leave 6-foot fence having front yard of 1.2 feet instead of required 15 feet, Res. A District, northwest corner of Udall Road (#72) and Gerek Avenue, West Islip, NY (0500-414.00-01.00-113.000)
- 7:00 P.M. (142-24)** **KARYEN RINCON and DIXON SANCHEZ** - permission to leave one-story addition (10.3' x 17.3') having rear yard of 16.3 feet instead of required 25 feet, roofed-over cellar entrance having side yard of 7.7 feet instead of required 14 feet and driveway having rear yard of 1 foot instead of required 4 feet, Res. B District, southwest corner of Westwood Boulevard (#1692) and Prospect Place, Bay Shore, NY (0500-199.00-02.00-018.000)
- 7:00 P.M. (250-24)** **584 MAIN ST ISLIP LLC** - permission to utilize first-floor of mixed-use building having non-retail commercial space occupancy of 44% instead of required 75%, to leave sound attenuation fence having height of 8 feet instead of permitted 6 feet, air conditioning unit having side yard of 2.5 feet instead of required 10 feet, to erect deck having side yard of 3.4 feet instead of required 6 feet and to erect sight obstruction within sight triangle where prohibited, GST District, south side of Main Street (#584), 38 feet west of Willow Avenue, Islip, NY (0500-370.00-04.00-047.000)
- 7:00 P.M. (251-24)** **STEPHEN AURIGEMA** - permission to subdivide lot into two parcels: Lot 1- to leave one-story dwelling on lot having width of 80 feet instead of required 100 feet and area of 8,000 sq. feet instead of required 20,000 sq. feet and Lot 2- to erect two-story dwelling on lot having width of 80 feet instead of required 100 feet, area of 8,000 sq. feet instead of required 20,000 sq. feet and floor area ratio of 27.26% instead of permitted 25%, Res. AA District, south side of Iroquois Street (#270), 180 feet east of Parkway Boulevard (through lot to Seneca Street), Ronkonkoma, NY (0500-020.00-05.00-066.001)