

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, July 12, 2022** 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: 07/01/2022
Islip, New York

John M. Lorenzo, Chairman
Zoning Board of Appeals

- 6:00 P.M. (477-22)** **BARBARA SARDESAI** - permission to establish two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. AA District, west side of Cobblestone Court (#8), 256.35 feet north of Rosevale Avenue, Ronkonkoma, NY (0500-021.00-03.00-070.004)
- 6:00 P.M. (478-22)** **MICHAEL S. and ANGELA FOGARTY** - permission to erect one story addition leaving side yard of 17.7 feet instead of required 18 feet and total side yards of 35.5 feet instead of required 36 feet, Res. AA (278) District, south side of Placid Court (#6), 73.73 feet west of Coates Avenue, Holbrook, NY (0500-237.00-01.00-002.002)
- 6:00 P.M. (479-22)** **CHARISSA WALSH** - permission to leave pool deck (3' high) with ramp having rear yard of 4 feet instead of required 10 feet and to leave 6 foot fence on second front property line not having required setback of 10 feet, Res. A District, south side of Peconic Street (#828), 100 feet west of Locust Avenue (through lot to Locust Avenue), Ronkonkoma, NY (0500-086.00-03.00-014.001)
- 6:00 P.M. (480-22)** **ADRIANE VELASQUEZ** - permission to leave 3 awnings (4' x 21' and 10' x 20' and 4' x 26') resulting in floor area ratio of 30% instead of permitted 25% and to leave pool patio on rear property line not having required setback of 6 feet, Res. B District, south side of Danbury Street (#80), 100 feet east of Saxon Avenue, Bay Shore, NY (0500-293.00-01.00-084.002)
- 6:00 P.M. (481-22)** **TYLER NEVELDINE and CASSIDY STEWART** - permission to erect second story addition leaving front yard of 27.75 feet instead of required 40 feet and side yard of 12.7 feet instead of required 18 feet, Res. AA District, south side of Brady Street (#120), 388.42 feet west of Snedecor Avenue, Bayport, NY (0500-385.00-01.00-007.005)

6:00 P.M. (482-22) JAMES GIARDINA - permission to leave pool patio having side yard of 2 feet instead of required 6 feet, to leave gravel area on side property line not having required setback of 4 feet and to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, east side of Elm Avenue (#2283), 100 feet south of Baeck Street, (through lot to Raynor Street), Ronkonkoma, NY (0500-063.00-03.00-040.010)

Adjourned from May 10, 2022

6:00 P.M. (325-22) ERIC and DONNA JOSEFSON - permission to leave shed having 1 foot behind front line of dwelling and to leave shed having 7 feet behind front line of dwelling instead of required 20 feet each, Res. B (278) District, east side Burleigh Drive (#19), 214.28 feet west of Singingwood Drive, Holbrook, NY (0500-090.00-04.00-032.000)

6:00 P.M. (483-22) L. I. DEAL HOUSE INC. - permission to leave one story addition having side yard of 15.2 feet instead of required 18 feet, total side yards of 32.7 feet instead of required 36 feet and to leave shed not having 20 feet behind front line of dwelling, Res. AA District, east side of Heckscher Avenue (#1711), 124 feet north of Locust Drive, West Islip, NY (0500-200.00-02.00-051.002)

6:00 P.M. (484-22) CHRISTOPHER and SUSAN STAVRAKOS - permission to leave above ground pool having side yard of 5.6 feet and rear yard of 4.5 feet instead of required 14 feet each and to leave jacuzzi having rear yard of 12.7 feet instead of required 14 feet, Res. A District, south side of Seabreeze Lane (4), 83.41 feet west of Snedecor Avenue, West Islip, NY (0500-474.00-02.00-050.002)

6:00 P.M. (485-22) ALANNA FISHER and CHRISTOPHER WYNNE - permission to leave roofed-over entry platform having front yard of 15 feet instead of required 25 feet and to leave driveway having side yard of 1.3 feet instead of required 4 feet and front yard occupancy of 41% instead of permitted 35%, Res. B District, north side of Union Boulevard (#2657), 365.37 feet east of Watson Place, Islip, NY (0500-344.00-03.00-032.000)

6:00 P.M. (486-22) EDWARD and FRANCES GINLEY - permission to leave one story addition (12' x 32.2') having side yard of 9 feet instead of required 14 feet and floor area ratio of 30.51% instead of permitted 25%, to leave shed having side yard of 0.9 feet instead of required 2 feet and 10.5 feet behind front line of dwelling instead of required 20 feet, to leave shed with roof-over having rear yard of 1.6 feet instead of required 2 feet and to leave 4 foot fence in driveway sight triangle instead of maximum height of 3 feet, Res. B District, north side of Edmore Lane (#42), 60 feet west of Everdell Avenue, West Islip, NY (0500-467.00-03.00-017.000)

6:00 P.M. (487-22) JOHN and DEBRA LAUDANI - permission to leave detached garage having rear yard of 3.5 feet instead of required 4 feet and to leave driveway on side property line not having required setback of 4 feet, Res. B District, north side of East Lynbrook Street (#201), 115 feet east of Bellmore Avenue, Islip Terrace, NY (0500-275.00-02.00-184.000)

- 6:00 P.M. (488-22) ANTONIO DELVALLE and DANIELLO BOBO** - permission to leave cellar entrance having side yard of 4 feet instead of required 14 feet, Res. B District, north side of West Elmore Street (#285), 180.56 feet west of Carleton Avenue, Central Islip, NY (0500-120.00-05.00-084.000)
- 6:00 P.M. (489-22) KEVIN DOWD** - permission to leave detached garage (24.3' x 24.3') having side yard of 7.5 feet instead of required 10 feet, Res. AA District, east side of Locust Avenue (#549), 660 feet south of Island Boulevard, Oakdale, NY (0500-279.00-01.00-015.000)
- 6:00 P.M. (490-22) MARIA A. CORDOVA BRITO** - permission to leave enclosed second story deck having side yard of 13 feet instead of required 14 feet, resulting in floor area ratio of 30.8% instead of permitted 25%, to leave patios on side property lines not having required setback of 4 feet each and to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. B District, north side of Juniper Street (#71), 100 feet west of Boulevard Avenue, Central Islip, NY (0500-143.00-03.00-039.000)
- 6:30 P.M. (491-22) 145 OCEAN ROADWAY HOLDING CORPORATION** - permission to erect two story dwelling on lot having width of 50 feet instead of required 60 feet and area of 5,000 sq. feet instead of required 6,000 sq. feet and to erect stairs having side yard of 1 foot instead of required 4 feet, Res. BAA District, southwest corner of Frigate Roadway (#145) and Surf Walk, Corneille Estates, NY (0500-496.00-03.00-029.000)
- 6:30 P.M. (492-22) ROBERT W. HALVERSON JR. and LAUREN A. HALVERSON** - permission to store recreational vehicle in excess of 25 feet in length and located in the corner front yard, Res. AA District, northeast corner of Woodhollow Road (#254) and New Street, Great River, NY (0500-427.00-04.00-006.000)
- 6:30 P.M. (493-22) STEPHANIE SCADUTO** - permission to leave shed having 8.5 feet behind front line of dwelling instead of required 20 feet and to leave hot tub having side yard of 4 feet instead of required 14 feet, Res. A District, northwest corner of San Juan Drive (#120) and Davis Street, Hauppauge, NY (0500-019.00-01.00-030.000)

Adjourned from June 7, 2022

- 6:30 P.M. (417-22) JOSEPH D. SCALISI and DELWING M. MACMASTER with LIFE ESTATE for JOSEPH and MARYCAROL SCALISI** - permission to erect second story addition (2' x 12.9', 22.5' x 40.3') and roof-over porch leaving side yard of 4.73 feet instead of required 14 feet, second front yard of 14.9 feet instead of required 15 feet and floor area ratio of 30.54% instead of permitted 25%, Res. B District, northwest corner of Lombardy Boulevard (#1422) and Oswego Drive, Bay Shore, NY (0500-289.00-02.00-077.000)

- 6:30 P.M. (494-22) TERESA STECKER** - permission to erect one story addition (4' x 23') and second story addition (16' x 34") leaving side yard of 14 feet instead of required 18 feet, to leave driveway and patio on side property line not having required setback of 4 feet each, to leave roof overhang having side yard of 13.9 feet instead of required 18 feet and to leave 2 sheds having 7 feet and 8 feet behind front line of dwelling instead of required 20 feet each, Res. AA District, west side of Ludlow Way (#46), 792.83 feet south of Bay View Drive, Oakdale, NY (0500-378.00-01.00-011.000)
- 6:30 P.M. (495-22) THOMAS and KATHLEEN ORLANDO** - permission to exceed compensating excavation provision 68-442A(3)(c) by proposing 124 cubic yards of surplus fill in the floodplain, 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. (496-22) MICHAEL AND JOANNE VALENTIN** - permission to erect one story addition (8' x 33.7') leaving side yard of 11.8 feet, to erect roofed-over porch (8' x 43') leaving side yard of 12.5 feet, to erect roof-over (5' x 8') leaving side yard of 6.8 feet instead of required 14 feet each, all having total side yards of 19.3 feet instead of required 28 feet and floor area ratio of 29.6% instead of permitted 25%, to leave shed on side property line not having required setback of 2 feet and to leave pavers on side property line not having required 4 feet and to renew permit for two-family, family use only, Res. B District, west side of Waterview Avenue (#6), 60 feet south of Parr Drive (through lot to Rosevale Avenue), Ronkonkoma, NY (0500-010.00-03.00-018.001)
- 6:30 P.M. (497-22) MIGUEL VALENTIN** - permission to erect detached garage having height of 16.6 feet instead of required 14 feet and gross floor area of 1,500 sq. feet, exceeding the ground floor area of the dwelling (989 sq. ft.), Res. AA District, southeast corner of Locust Drive (#182) and Pine Aire Boulevard, Bay Shore, NY (0500-223.00-01.00-016.000)
- 6:30 P.M. (498-22) SCOTT AND CHRISTINE LORENTZ** - permission to erect additions leaving floor area ratio of 28.26% instead of permitted 25%, to leave driveway having side yard of 1.2 feet instead of required 4 feet and to leave accessory building (18.1' x 20.2') having rear yard of 2.1 feet and to modify accessory building on side property line instead of required 4 feet each, Res. B District, west side of Washington Avenue (#116), 298.83 feet north of Brook Street, West Sayville, NY (0500-381.00-01.00-017.000)
- 6:30 P.M. (499-22) CATHERINE HASSELL** - permission to leave 2 retaining walls; Wall 1 - exceeding height of 18 inches, having side yard of 3.3 feet instead of required 4 feet, and Wall 2 - approximately 24 inches in height, having side yard of 2.2 feet instead of required 4 feet, and to exceed compensating excavation provision 68-442A(3)(c) by leaving 667 cubic yards of surplus fill in the floodplain, Res. AA District, southeast side of Landing Lane (#3), 213 feet of Oak Neck Lane, West Islip, NY (0500-479.00-02.00-039.006)

7:00 P.M. (501-22) **109 AVE HOLDING CORP.** - permission to leave driveway having side yard of 3 feet instead of required 4 feet and front yard occupancy of 65.5% instead of permitted 35% and to leave patio having side yard of 1 foot instead of required 4 feet, Res. CAA District, east side of Islip Avenue (#113), 50 feet south of Union Boulevard, Islip, NY (0500-345.00-02.00-009.000)

7:00 P.M. (502-22) **HUMBERTO CARDONA MONZON and MARIA VASQUEZ-CARDONA** - permission to leave roofed-over patio having side yard of 9.9 feet instead of required 14 feet and floor area ratio of 30.6% instead of permitted 25% and to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. B District, south side of Wisconsin Avenue (#810), 250 feet east of Illinois Avenue, Bay Shore, NY (0500-202.00-02.00-042.000)

7:00 P.M. (503-22) **122 STAHLEY STREET HOLDING LLC** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, south side of Stahley Street (#122), 200 feet Broadway, Brentwood, NY (0500-227.00-01.00-049.000)

Adjourned from May 10, 2022 and June 7, 2022

7:00 P.M. (335-22) **DANIEL and SAMANTHA GILLEN** - permission to erect second story addition (34.1' x 60' Irrg.) leaving side yard of 6.5 feet instead of required 18 feet, total side yards of 22.9 feet instead of required 36 feet, front yard of 39.77 feet instead of required 40 feet and floor area ratio of 32.38% instead of permitted 25%, Res. AA District, north side of Eastover Road (#13), 445 feet east of Lakeland Avenue, Sayville, NY (0500-280.00-03.00-008.000)

Adjourned from June 21, 2022

7:00 P.M. (459-22) **JOHN DERELI** - permission to erect two story dwelling on lot having effective lot area of 9,414 sq. feet instead of required 11,250 sq. feet, leaving side yard of 11 feet instead of required 14 feet, floor area ratio of 35.7% instead of permitted 25% and first floor elevation of 10.86 feet instead of permitted 9 feet, to erect retaining wall (5.35' ht.) on front property line not having required setback of 15 feet and on side property line not having required setback of 5.35 feet and to exceed compensating excavation provision 68-422A(3)(c) by proposing 249 cubic yards of surplus fill into floodplain, Res. A District, south side of Anisko Landing, 180 feet east of Blue Point Road, Oakdale, NY (0500-378.00-02.00-044.000)