

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, January 16, 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 for details.

Dated: 01/05/2024
Islip, New York

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

- 6:00 P.M. (001-24) VIRGINIA I. DELGADO** - permission to leave roofed-over entrance platform having front yard of 19.9 feet instead of permitted encroachment setback of 20 feet, Res. B District, north side of Tamarack Street (#7), 300 feet west of Prospect Avenue, Central Islip, NY (0500-166.00-03.00-062.000)
- 6:00 P.M. (002-24) MARK KETCHAM and DANA ANNUNZIATO** - permission to leave roofed-over entrance platform resulting in floor area ratio of 26.7% instead of permitted 25% and patio having side yard of 3 feet instead of required 4 feet, Res. B District, west side of Willow Avenue (#86), 153.1 feet north of Raymond Street, Islip, NY (0500-396.00-04.00-078.000)
- 6:00 P.M. (003-24) ANN E. BIVONA** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1 and to leave deck having side yard of 16.9 feet instead of required 18 feet, Res. AA District, south side of Bushwick Avenue (#6), 1,000 feet west of Fulton Street, Brentwood, NY (0500-075.00-03.00-002.000)
- 6:00 P.M. (004-24) DOMINIQUE and ROSHANA TAYLOR** - permission to leave deck (10" high) having side yard of 0.3 feet and driveway having side yard of 1.3 feet instead of required 4 feet each, Res. A District, west side of Peters Boulevard (#1408), 331.99 feet south of Fire Road Drive, Bay Shore, NY (0500-289.00-03.00-005.000)
- 6:00 P.M. (005-24) SEAN and JENNIFER BROWNYARD** - permission to erect one story additions and roofed-over porches resulting in floor area ratio of 26.7% instead of permitted 25%, Res. A District, south side of Grace Court (#4), 150 feet northeast of Bradish Lane, Bay Shore, New York (0500-439.00-02.00-008.000)

- 6:00 P.M. (006-24) SANTOS A. PEREIRA** - permission to leave shed with attached enclosure having side yard of 3 feet and rear yard of 2.7 feet instead of required 4 feet each, attached awning having side yard of 2.1 feet instead of required 4 feet, resulting in floor area ratio of 26.6% instead of 25% and driveway having side yard of 2 feet instead of required 4 feet, Res. B District, northeast corner of Park Avenue (#43) and Wood Street, Brentwood, NY (0500-115.00-02.00-090.000)
- 6:00 P.M. (007-24) ROBERT and THERESA GOING** - permission to leave inground pool having side yard of 11.9 feet and rear yard of 13.3 feet instead of required 14 feet each, rear yard landscaping of 32.7% instead of required 40%, pool patio on side and rear property lines not having required setback of 6 feet each and driveway on side property line not having required setback of 4 feet, Res. A District, north side of Geneva Street (#111), 157.14 feet west of St. Louis Avenue, Bay Shore, NY (0500-269.00-03.00-068.008)
- 6:00 P.M. (008-24) RICHARD TIRELLI** - permission to leave accessory structure having 17.5 feet behind front line of dwelling instead of required 20 feet and 4-foot fence in driveway sight triangle exceeding maximum permitted height of 3 feet and having less than required 8 feet setback from edge of pavement, Res. B District, south side of Roberts Street (#196), 100 feet west of Coates Avenue, Holbrook, NY (0500-128.00-03.00-032.000)
- 6:00 P.M. (009-24) ANTHONY and REGINA CAFFERTY** - permission to leave two sheds: Shed #1 - having 3.5 feet behind front line of dwelling instead of required 20 feet and Shed #2 - having side yard of 0.7 feet instead of required 2 feet, having 12 feet behind front line of dwelling instead of required 20 feet, pool patio having side yard of 4.5 feet instead of required 6 feet and roofed-over patio resulting in floor area ratio of 26.07% instead of permitted 25%, Res. B District, west side of Milligan Lane (#760), 400 feet south of Butler Street, West Islip, NY (0500-456.00-02.00-037.000)
- 6:00 P.M. (010-24) DENIS A. VELIS** - permission to leave gazebo over outdoor kitchen having side yard of 1.1 feet, patio having side yard of 0.1 feet and driveway having side yard of 2 feet instead of required 4 feet each, Res. A District, west side of Race Place (#26), 1,015 feet north of Berard Boulevard, Oakdale, NY (0500-353.00-01.00-013.000)
- 6:00 P.M. (011-24) CRAIG G. and MELISSA D. WATKINS** - permission to install inground pool leaving side and rear yards of 5 feet instead of required 10 feet each and to leave driveway on side property line not having required setback of 4 feet, Res. B District, west side of Washington Place (#2012), 200 feet north of West 5th Street, West Islip, NY (0500-362.00-04.00-058.000)

- 6:00 P.M. (012-24) JEAN P. JORDAN** - permission to leave one-story addition (12' x 21.3') and second-story roofed-over deck having rear yard of 20.5 feet instead of required 25 feet each and shed having 18 feet behind front line of dwelling instead of required 20 feet, Res. A District, south side of Millay Lane (#18), 562.5 feet west of Abbey Lane, Bay Shore, NY (0500-267.00-03.00-025.000)
- 6:30 P.M. (013-24) MICHAEL and JOAN ZICCARDI** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, north side of Homestead Road (#131), 205.69 feet east of West Shore Road, Oakdale, NY (0500-377.00-02.00-012.001)
- 6:30 P.M. (014-24) BRENDEN and ALEXANDRA ELIOWITZ** - permission to erect one story addition and roof-over attached to detached garage leaving floor area ratio of 27.5% instead of permitted 25%, Res. A District, east side of Fremont Road (#13), 158.36 feet south of Hillary Street, West Sayville, NY (0500-381.00-01.00-011.000)
- 6:30 P.M. (015-24) CHARLES R. and MEGAN D. JENSEN** - permission to erect attached roof-over leaving floor area ratio of 28.8% instead of permitted 25% and install inground pool leaving side yard of 10 feet instead of required 14 feet, Res. A District, west side of Richwood Lane (#10), 184.33 feet south of Town Line Road Hauppauge, NY (0500-007.00-02.00-029.000)
- 6:30 P.M. (016-24) ROBERT and GINA GEYER** - permission to erect one story addition (26' x 28.1' Irrg.) leaving side yard of 7.3 feet instead of required 14 feet, total side yards of 23 feet instead of required 28 feet and to leave egress windows having side yard of 5.4 feet instead of required 11 feet, Res. A District, north side of Nassau Street (#78), 428 feet east of Kunigunda Place, Islip Terrace, NY (0500-297.00-01.00-063.000)
- 6:30 P.M. (017-24) MICHAEL LINGNER** - permission to leave driveway having front yard occupancy of 66.1% instead of permitted 40%, Res. B District, south side of Collington Drive (#424), 358.39 feet north of Woodlawn Avenue, Ronkonkoma, NY (0500-021.00-02.00-045.000)
- 6:30 P.M. (018-24) ARIANA and ERIC STUBBMANN** - permission to install inground pool on rear property line not having required setback of 14 feet, Res. A District, east side of Cedar Avenue (#87), 101 feet south of Raymond Street, Islip, NY (0500-396.00-02.00-062.000)
- 6:30 P.M. (019-24) JMF 373 HOLDINGS, LLC** - permission to modify guest house resulting in expansion of nonconforming use by less than 25%, Res. AA District, north side of Great River Road (#373), 213.5 feet west of Public Road in Great River, NY (0500-428.00-01.00-014.000)
- 6:30 P.M. (020-24) THEODORE and CLAIRE COLE** - permission to modify one-story addition and roofed-over patio leaving side yard of 9 feet instead of required 14 feet, Res. A District, south side of Chanel Drive (#14), 435.55 feet east of Gull Lane, Brentwood, NY (0500-073.00-04.00-004.000)

6:30 P.M. (021-24) 68-78 RIVER ROAD, LLC - permission to exceed compensating excavation provision 68-442A(3)(c) by proposing 538 cubic yards of surplus fill in the floodplain, and to leave sight obstructions within driveway sight triangles where prohibited, Bus 3 District, west side of River Road (#68-78), 207.41 feet north of Browns River Road, Sayville, NY (0500-431.00-05.00-035.004)

Adjourned from December 12, 2023

7:00 P.M. (773-23) LRHC BAY SHORE NEW YORK LLC ROBERTS - permission to install one primary facial sign consisting of multiple elements having total sign area of 78.2 sq. feet instead of permitted 32 sq. feet and to install two secondary facial signs having sign areas of 43.2 and 35 sq. feet instead of permitted 16 sq. feet each, Bus 3 District, south side of Sunrise Highway (#900), 745.1 feet east side of Brentwood Road, Bay Shore, NY (0500-317.00-02.00-024.000)

Adjourned from December 12, 2023

7:00 P.M. (774-23) MI BAYSHORE LLC - permission to install secondary facial sign not visible from main thoroughfare, having area of 28 sq. feet instead of permitted 16 sq. feet, BD District, east side of Park Avenue (#41-45), 547.65 feet south of Union Boulevard, Bay Shore, NY (0500-393.00-02.00-091.001)