

Public Notice

NOTICE IS HEREBY GIVEN that due to the Novel Coronavirus (COVID-19) Pandemic and recent Executive Orders issued by the Governor, the Town of Islip Zoning Board of Appeals (the "Zoning Board") Hearing scheduled for **Tuesday, June 22, 2021** at 6:00 p.m., will be held electronically via Zoom Webinar instead of an in person public hearing and will be streamed live over the internet. Instructions on how to access the Zoom Webinar and/or livestream are available on the Town's website - www.islipny.gov.

Anyone interested in providing comments to the Zoning Board on an agenda item is encouraged to do so prior to the date of the meeting by calling (631) 224-5489.

This agenda is subject to change without notice. Please contact the Zoning Board prior to the day of the hearing to confirm application scheduling.

Any disabled person who needs a sign language interpreter, auxiliary aids, special accommodations to attend this meeting or has concerns regarding accessibility to the Zoning Board Hearing, please call - CONSTITUENT SERVICES - (631) 224-5380.

Dated: 06/14/2021
Islip, New York

John M. Lorenzo, Chairman
Zoning Board of Appeals

- 6:00 P.M. (368-21) RALUCHUKWU OKONKWO** - permission to establish two family, family use only pursuant to Islip Town Code Section 68-419.1, to leave above ground pool having front yard (through lot) of 14.5 feet and pool deck having front yard of 17.5 feet instead of required 40 feet each and two shed having front yard of 7 feet and 17.5 feet instead of required 40 feet each, Res. A District, north side of 38th Street (#59), 410.32 feet east of Commack Road, through lot Spur Drive South, Islip, NY (0500-248.00-02.00-085.001)
- 6:00 P.M. (369-21) JUAN PASCUAL** - permission to leave roofed-over cellar entrance having rear yard of 18 feet instead of required 25 feet, Res. B District, southeast corner of Sage Street (#84) and Tree Avenue, Islip Terrace, NY (0500-119.00-02.00-022.000)
- 6:00 P.M. (370-21) JUSTINE and FRANK SABELLA** - permission to leave roofed-over entrance platform having front yard of 10 feet instead of permitted encroachment setback of 20 feet and shed having side yard of 1.1 feet instead of required 4 feet and having 19 feet behind the front line of the dwelling instead of required 20 feet, Res. B District, southeast corner of Myrtle Avenue (#20) and Bardolier Lane, West Islip, NY (0500-438.00-03.00-088.000)
- 6:00 P.M. (371-21) DOMINIC PEPE** - permission to leave pool deck having side yard of 8.7 feet instead of required 10 feet, Res. A District, east side of Locust Avenue (#71), 157.82 feet south of Gale Road, Oakdale, NY (0500-379.00-01.00-013.000)
- 6:00 P.M. (372-21) JOSEPH and KATHLEEN PATROVICH** - permission to erect one story addition (5' x 15') leaving front yard of 25 feet instead of required 30 feet, Res. A District, northeast corner of Academy Lane (#3) and La Salle Place, Oakdale, NY (0500-379.00-01.00-042.000)

- 6:00 P.M. (373-21) JASON and KARIANNE JAMES** - permission to erect two second story additions leaving front yard of 29.7 feet instead of required 40 feet, side yard of 7.6 feet instead of required 18 feet and total side yards of 15.5 feet instead of required 36 feet, Res. AA District, south side of Biltmore Avenue (#124), 330.32 feet west of Woodlawn Avenue, Oakdale, NY (0500-325.00-03.00-021.000)
- 6:00 P.M. (374-21) CRISTIAN DURAN PADILLA** - permission to leave roofed-over porch having front yard of 17 feet instead of permitted encroachment setback of 20 feet, side yard of 12 feet instead of required 14 feet and driveway having side yard of 1 foot instead of required 4 feet, Res. B District, north side of Marvin Road (#23), 119.26 feet west of Fifth Avenue, Bay Shore, NY (0500-159.00-01.00-063.000)
- 6:00 P.M. (375-21) JERRY and EDITH CESTARE** - permission to leave gazebo not having 20 feet behind front line of dwelling, Res. B District, south side of Blythe Road (#69), 620.3 feet east of Rosevale Avenue, Ronkonkoma, NY (0500-010.00-03.00-110.001)
- 6:00 P.M. (376-21) HEATHER LEAN and BRIAN P. HARLOFF** - permission to erect one story addition, second story addition and roofed-over porch leaving front yard of 35 feet instead of required 50 feet, side yard of 24.8 feet instead of required 25 feet and total side yards of 50.4 feet instead of required 60 feet, Res. AAA District, west side of Blake Avenue (#234), 850 feet south of Lanson Street, Bohemia, NY (0500-254.00-01.00-018.000)
- 6:00 P.M. (377-21) STANLEY JEAN PAUL** - permission to leave one story addition (7.8' x 15.8') having rear yard of 20.5 feet instead of required 25 feet and roof over cellar entrance having rear yard of 9 instead of required 25 feet, Res. B District, west side of Applegate Drive (#116), 88.57 feet southwest of Vanderbilt Avenue, Central Islip, NY (0500-077.00-03.00-061.000)
- 6:00 P.M. (378-21) ANDREW J. and CAITLIN M. HOFFMAN** - permission to leave patio on side property line and outdoor kitchen having side yard of 0.58 feet instead of required 4 feet each and to leave 2 sheds having side yard of 0.58 feet and side yard of 1.78 feet instead of required 2 feet each, both not having 20 feet behind front line of dwelling, Res. B District, west side of Everdell Avenue (#610), 100.84 feet south of Burling Lane, West Islip, NY (0500-455.00-04.00-069.000)
- 6:00 P.M. (379-21) NOE ARGUETA** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 and to leave roofed-over entrance having front yard of 23.3 feet instead of required 25 feet, RRD, north side of Cedar Street (#24), 80 feet west of McKinney Avenue, Central Islip, NY (0500-164.00-02.00-083.000)
- 6:00 P.M. (380-21) ANTHONY LOBELLO, JR.** - permission to erect one story addition leaving side yard of 12.4 feet instead of required 18 feet and to use dwelling for two-family, family use only pursuant to Section 68-419.1, Res. AA District, southwest corner of Feuereisen Avenue (#1634) and Seventh Street, Bohemia, NY (0500-147.00-02.00-015.000)

- 6:00 P.M. (381-21)** **THOMAS and DAWN M. ZANONI** - permission to leave 6 foot fence having front yard of 4.6 feet instead of required 15 feet and shed not having 20 feet behind front line of dwelling, Res. A District, northwest corner of Locust Avenue (#168) and Katherine Place, Oakdale, NY (0500-354.00-04.00-115.000)
- 6:00 P.M. (382-21)** **PETER WOLF** - permission to abandon and partially demolish existing first floor of two story dwelling, resulting in new first floor elevation of 9 feet, leaving total living area of 537 sq. feet instead of minimum required 900 sq. 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)
- 6:00 P.M. (383-21)** **WALEED SHAHBAZ and RAZA HUSSAIN** - permission to subdivide lot into two parcels; Lot 1 - to erect one story dwelling on lot having lot width of 52.42 feet instead of required 75 feet, lot area of 9,277 sq. feet instead of required 11,250 sq. feet, leaving side yards of 8.25 feet and 8.31 feet instead of required 14 feet each, total side yards of 16.56 feet instead of required 28 feet and floor area ratio of 25.44% instead of permitted 25% and Lot 2 - to erect one story dwelling on lot having lot width of 52.42 feet instead of required 75 feet, lot area of 9,045 sq. feet instead of required 11,250 sq. feet, leaving side yards of 8.25 feet and 8.31 sq. feet instead of required 14 feet each, total side yards of 16.56 feet instead of required 28 feet and floor area ratio of 26.09% instead of permitted 25%, Res. A District, west side of East 3rd Avenue (#1152), 792.54 feet north of Sunrise Highway, Bay Shore, NY (0500-315.00-02.00-033.003)
- 6:00 P.M. (384-21)** **ANGEL DE JESUS PEREZ and BERONICA ANAGIL FLORES PEREZ** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, to leave roofed-over entrance having side yard of 13 feet instead of required 14 feet and driveway on side property line not having required setback of 4 feet, Res. A District, east side of Commack Road (#91), 170.5 feet southeast of Newham Avenue, Brentwood, NY (0500-203.00-02.00-065.000)
- 6:00 P.M. (385-21)** **JAMES JOSEPH MAGGIORE** - permission to erect two story dwelling on lot having width of 40 feet instead of required 60 feet and lot area of 3,200 sq. feet instead of required 6,000 sq. feet, leaving front yard of 20 feet instead of required 25 feet, side yards of 8.9 feet and 8.5 feet instead of required 10 feet each, total side yards of 17.4 feet instead of required 25 feet, and floor area ratio of 39% instead of permitted 30%, and to erect elevated decking leaving side yard of 1.8 feet instead of required 5 feet and front yard of 8 feet instead of required 25 feet, Res. BAA District, west side of Elm Walk (#90), 80 feet south of Central Walk, Fair Harbor, NY (0500-492.00-03.00-062.000)