

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, May 07, 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: 04/26/2024
Islip, New York

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

6:00 P.M. (262-24) CARL and CONSTANCE PONTICELLO - permission to leave pool patio having side yard of 5 feet instead of required 6 feet, Res. B (278) District, north side of Greenbelt Parkway West (#639), 1,379.93 feet south and east of Shadow Grove Lane, Holbrook, NY (0500-196.00-07.00-075.000)

6:00 P.M. (263-24) PAOLO and LUIGI STRADA - permission to leave roofed-over deck having rear yard of 23.1 feet instead of required 25 feet and shed having rear yard of 1.6 feet instead of required 2 feet, Res. AA District, southeast corner of Crestwood Road (#8) and Gilmar Court, Bohemia, NY (0500-278.00-03.00-014.000)

6:00 P.M. (264-24) VINCENT and DEBRA ARMA - permission to erect one-story addition (13.5' x 14.8') resulting in floor area ratio of 26% instead of permitted 25%, Res. A District, north side of Simmons Drive (#131), 323.31 feet west of Country Village Lane, East Islip, NY (0500-400.00-04.00-012.000)

6:00 P.M. (265-24) WILLIAM and JESSICA LaMURA - permission to leave shed (#1) having 1 foot behind front line of dwelling instead of required 20 feet, shed (#2) having side yard of 1.7 feet instead of required 2 feet and pool patio having side yard of 2 feet instead of required 6 feet, Res. B District, north side of Kirk Avenue (#36), 323 feet east of Woodlawn Avenue, Ronkonkoma, NY (0500-021.00-02.00-084.000)

6:00 P.M. (266-24) CARLOS MONTENEGRO and ANGELITA REAL - permission to leave one-story addition (9.5' x 12.3') having front yard of 23.1 feet instead of required 25 feet, Res. B District, south side of Veronica Street (#200), 600 feet west of Coates Avenue, Holbrook, NY (0500-174.00-01.00-029.000)

6:00 P.M. (267-24) WILLIAM C. and KIMBERLY THOMPSON - to renew and transfer permit for accessory apartment to a subsequent property owner pursuant to Islip Town Code Sections 68-616 and 68-618, Res. AA District, southeast corner of Schneider Lane (#3) and Atlantic Place, Hauppauge, NY (0500-025.00-02.00-012.000)

- 6:00 P.M. (268-24) JOHN SELVAGGIO** - permission to erect one-story and second story additions leaving side yard of 10.75 feet instead of required 14 feet, to leave enclosed patio attached to detached garage resulting in side yard of 5.7 feet instead of required 10 feet, all having floor area ratio of 25.02% instead of permitted 25% and to leave driveway on side property line not having required setback of 4 feet, Res. B District, south side of Rose Street (#12), 448.67 feet east of Lincoln Avenue, Sayville, NY (0500-330.00-06.00-008.000)
- 6:00 P.M. (269-24) MUGUREL and BEATRIZ TANASE** - permission to establish accessory apartment pursuant to Islip Town Code 68-602 having gross floor area of 827 square feet instead of permitted 800 square feet, Res. A District, west side of Julia Goldbach Avenue (#2129), 300 feet south of Peconic Street (through lot to Sycamore Avenue), Ronkonkoma, NY (0500-104.00-03.00-001.000)
- 6:00 P.M. (270-24) ESTATE OF PATRICIA D. GRAY, LUCINDA SLOAN CADIGAN, EXECUTRIX** - permission to leave shed (#1) - having front yard of 6.6 feet instead of required 20 feet and rear yard of 7.5 feet instead of required 10 feet, to leave shed (#2) - having front yard of 7 feet and shed (#3) - having front yard of 16.6 feet instead of required 20 feet each and to leave decking having rear yard of 9 feet and second front yard of 10.7 feet instead of required 15 feet each, Res. BAA District, northeast corner Cranberry Walk (#67) and Central Walk, Fair Harbor, NY (0500-493.00-02.00-013.000)
- 6:00 P.M. (271-24) MATHEW KAVANAGH and BROOKE SEYMOUR** - permission to erect second story addition (28.3 x 34.7') leaving front yard of 24.5 feet instead of required 40 feet, side yard of 11.8 feet instead of required 14 feet and floor area ratio of 31% instead of permitted 25% and to leave shed having side yard of 1.2 feet instead of required 2 feet, Res. A District, west side of Richland Boulevard (#1340), 80 feet south of Chenango Drive, Bay Shore, NY (0500-314.00-02.00-169.000)
- 6:00 P.M. (272-24) DEBRA SESTO-SANTO** - permission to leave shed having 2.8 feet behind front line of dwelling instead of required 4 feet, shed having 14.6 feet behind front line of dwelling instead of required 20 feet, patio having rear yard of one foot instead of required 4 feet and 6-foot fence having front yard of 0.2 feet instead of required 10 feet and located within driveway sight distance triangle where prohibited, Res. B District, southeast corner of Carnation Road (#358) and Foxglove Road, West Islip, NY (0500-436.00-01.00-053.000)
- 6:00 P.M. (273-24) NICHOLAS and JULEE A. MARAZZITO** - permission to install inground pool leaving front yard of 16 feet instead of required 27 feet and pool patio leaving front yard of 15 feet instead of required 22 feet, Res. A District, northeast corner of Hobart Street (#127) and Tracy Lane, East Islip, NY (0500-400.00-03.00-057.000)

6:30 P.M. (274-24) MARIO MARIN - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, to leave roofed-over cellar entrance resulting in floor area ratio of 26.7% instead of permitted 25% and to leave 4-foot fence in sight distance triangle where a maximum height of 3 feet is permitted, Res. B District, southeast corner of St. Johns Street (#220) and Cordello Avenue, Central Islip, NY (0500-120.00-05.00-001.000)

6:30 P.M. (275-24) GARY G. GUNDERSEN - permission to leave second story addition (7' x 30' Irrg.) leaving side yard of 9 feet instead of required 18 feet, Res. AA District, west side of Willoughby Street (#40), 100 feet north of Ralph Avenue, Brentwood, NY (0500-095.00-02.00-026.000)

6:30 P.M. (276-24) SIG 888 LLC - permission to install HVAC equipment on roof resulting in building height of 86.66 feet instead of permitted 35 feet, Bus 1 District, southwest corner of Veterans Memorial Highway (#878-888-898) and Lincoln Boulevard, Hauppauge, NY (0500-014.00-03.00-026.006)

Adjourned from March 26, 2024

6:30 P.M. (174-24) MARQUERITE DEANS KITTLES - permission to leave shed having side yard of 2 feet instead of required 4 feet and driveway and walkway on side property lines not having required setback of 4 feet each, having front yard occupancy of 80% instead of permitted 40%, Res. B District, south side of Bittermint Street (#28), 300 feet west of Ferndale Boulevard, Islip, NY (0500-320.00-02.00-033.000)

Adjourned from March 26, 2024

6:30 P.M. (181-24) LILIAM INVESTOR CORP. - permission to reconstruct dwelling and erect second-story addition (24.6' x 41.1') and two-story addition (14' x 24.6') on lot having width of 50 feet instead of required 75 feet, leaving side yard of 10.4 feet instead of required 14 feet, total side yards of 25.5 feet instead of required 28 feet and floor area ratio of 29% instead of permitted 25%, Res. B District, south side of Moffitt Boulevard (#86), 1,953 feet west of Grant Avenue, Islip, NY (0500-343.00-03.00-017.000)

6:30 P.M. (277-24) AJN GLOBAL INC. - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 in dwelling less than 7 years in age, Res. B District, northwesterly terminus of Frank Court, 590 feet west of Coates Avenue, Holbrook, NY (0500-066.00-02.00-017.004)

- 6:30 P.M. (278-24)** **HAROLD and LINDA SCHNEPF** - permission to leave detached two-story garage having side yard of 2.91 feet instead of required 10 feet and height of 18 feet instead of permitted 14 feet and shed having rear yard of 0.1 feet instead of required 2 feet, Res. AA District, south side of Academy Street (#122), 168.4 feet west of Oakwood Avenue Bayport, NY (0500-358.00-05.00-029.000)
- 7:00 P.M. (279-24)** **ANDREW SIRICO** - permission to leave detached garage (15.9' x 21.9') having height of 16.8 feet instead of permitted 14 feet, Res. B District, south side of Oak Street (#32), 333 feet east of Islip Avenue, Islip, NY (0500-320.00-02.00-074.000)
- 7:00 P.M. (280-24)** **ERIC DENIS and JAMES NERI** - permission to erect two story dwelling on lot having width of 24.36 feet instead of required 75 feet throughout and lot area of 4,471.3 sq. feet instead of required 7,500 sq. feet, leaving front yard of 5.5 feet instead of required 25 feet, second front yard of 5.5 feet instead of required 15 feet and rear yard of 3.7 feet instead of required 25 feet and floor area ratio of 29.4% instead of permitted 25%, Res. B District, southeast corner of Lee Avenue (#4) and Fifth Avenue, Bay Shore, NY (0500-315.00-01.00-126.000)