

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, October 29, 2019** 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: 10/18/2019
Islip, New York

John M. Lorenzo, Chairman
Zoning Board of Appeals

- 6:00 P.M. (698-19) MICHAEL and DIANE GOLDEN** - to renew permit for two family, family use only, Res. AA District, west side of Cirrus Road (#78), 265 feet south of Rime Lane, Holbrook, NY (0500-197.00-02.00-028.000)
- 6:00 P.M. (783-19) CINDY WESTWATER** - to renew permit for two family, family use only, Res. B District, southwest corner of Ford Street (#216) and Coates Avenue, Holbrook, NY (0500-175.00-01.00-006.000)
- 6:00 P.M. (784-19) WILLIAM and DIANA S. HERNANDEZ** - permission to leave pool patio on side property line not having required setback of 6 feet and rear yard occupancy of approx. 37% instead of permitted 30%, RRD District, north side of Elm Street (#16), 280 feet east of McKinney Avenue, Central Islip, NY (0500-164.00-03.00-053.019)
- 6:00 P.M. (785-19) ERNESTO R. MEJIA** - permission to erect one story addition (14' x 42.7') creating new structure under Section 68-3 leaving front yard of 23.3 feet instead of required 25 feet, and to reconstruct porch leaving front yard of 19.4 feet instead of permitted encroachment setback of 20 feet, Res. B District, northeast corner of Richland Boulevard (#1373) and Cherokee Drive, Bay Shore, NY (0500-314.00-02.00-078.000)
- 6:00 P.M. (786-19) SEAN A. LAMMENS and PHAERYN J. PHILLIPS-LAMMENS** - permission to install inground pool leaving front yard (through lot) of 14.5 feet instead of permitted 51 feet and pool patio leaving front yard of 9.5 feet instead of permitted 30 feet, Res. A District, west side of Cassel Avenue (#1032), 743.9 feet north of Orinoco (through lot to Robert Moses Causeway), Bay Shore, NY (0500-415.00-03.00-008.000)
- 6:00 P.M. (787-19) MARYSE JEAN** - permission to leave shed (13.3' x 11.3') having second front yard (arterial highway setback) of 17.4 feet instead of required 60 feet, Res. B District, southeast corner of Brentwood Parkway (#385) and Express Drive South, Brentwood, NY (0500-037.00-02.00-001.000)

- 6:00 P.M. (788-19)** **ALEXANDER and ELENA SOKOL** - permission to erect 2 story dwelling with deck in Wetlands and Watercourses Management Area Overlay on lot having wetlands yield calculation of 0.5582 instead of required 1.0, on lot having area of 35,496 sq. feet instead of required 63,590 sq. feet, Res. BAA District/WMAA, east side of Ravens Walk (#0), 200 feet north of Right Of Way, Lonelyville, NY (0500-494.00-04.00-031.000)
- 6:00 P.M. (789-19)** **REBECA S. TORRES** - permission to leave roof-over patio having rear yard of 1.8 feet instead of required 4 feet, shed having side yard of 0.7 feet instead of required 2 feet and front yard of 49 feet instead of required 50.9 feet, Res. A District, south side of Plunkett Street (#214), 101.72 feet east of Grand Boulevard, Brentwood, NY (0500-205.00-01.00-029.000)
- 6:00 P.M. (790-19)** **ALFREDO SANABRIA** - permission to leave roof-over entrance (5' x 10') having front yard of 17.1 feet instead of permitted encroachment of 34 feet, Res. AA District, south side of Ridgewood Avenue (#22), 500 feet west of Fulton Street, Brentwood, NY (0500-075.00-01.00-049.000)
- 6:00 P.M. (791-19)** **JENNIFER D. REYES and ANDERSON MATEO-DOMINGUEZ** - permission to attach detached garage to main dwelling in previously approved two family, family use only having size of 40% of structure instead of permitted 33.3%, Res. A District, southeast corner of Locust Street (#440) and Mayflower Avenue, Brentwood, NY (0500-228.00-03.00-039.000)
- 6:00 P.M. (792-19)** **JAMES L. and LAURA L. MITCHELL** - permission to leave above ground pool having side yard of 8.2 feet instead of required 10 feet, to leave pool deck having rear yard of 5.3 feet instead of required 10 feet, to leave deck having rear yard of 9.38 feet instead of required 10 feet and to leave driveway having side yard 1.3 feet instead of required 4 feet, Res. B District, southwest corner of Cordello Avenue (#81) and Clift Street, Central Islip, NY (0500-141.00-03.00-017.000)
- 6:30 P.M. (793-19)** **CHRISTOPHER J. and JESSIE W. LONG** - permission to erect one story addition (20' x 50') leaving side yard of 12.3 feet instead of required 14 feet, Res. B District, north side of Rose Street (#3), 203.46 feet west of Lincoln Avenue, Sayville, NY (0500-330.00-03.00-020.000)
- 6:30 P.M. (794-19)** **MODEL SEVEN INC.** - permission to erect second story addition (approx. 24.5' x 38') leaving side yard of 9.8 feet instead of required 14 feet, Res. A District, south side of Edgewood Road (#56), 189.07 feet west of Church Lane, West Islip, NY (0500-466.00-02.00-065.000)
- 6:30 P.M. (795-19)** **MSKIBA HOME INC.** - permission to erect 2 one story additions (3.8' x 7' and 6.1' x 12.8') leaving front yards of 30 feet and 31 feet instead of required 40 feet each, Res. AA District, south side of Lexington Avenue (#14), 1,000 west of Fulton Street, Brentwood, NY (0500-075.00-02.00-007.000)

6:30 P.M. (796-19) JAMES H. and DEBORAH MYSLIWIEC - permission to leave shed (6.5' x 10') not having 20 feet behind front line of dwelling and having side yard of 0.4 feet instead of required 2 feet, Res. AA District, south side of 8th Street (#380), 2,526.65 feet west of Roosevelt Avenue, Bohemia, NY (0500-169.00-02.00-126.000)

6:30 P.M. (797-19) JOSEPH A. DUSSICH, JR. - permission to elevate 2 and 1/2 story dwelling, in FEMA flood zone VE16, leaving building height of 32.4 feet instead of permitted 28 feet, Res. AAAB District, east side of Atlantic Avenue (#56), 464 feet south of Neptune Walk, Seaview, NY (0500-497.00-02.00-047.000)

6:30 P.M. (798-19) SCOTT HIRSCH AND JAIMEE RUTMAN - permission to leave one story addition (9.9' x 15.2') having side yard of 5 feet instead of required 10 feet, hot tub having front yard of 47.8 feet instead of required 60 feet, deck with shower stall having rear yard of 3.2 feet instead of required 15 feet, Res. BAA District, east side of East (Sloop) Walk (#12), 180 feet north of Central Roadway, Summer Club Condo, NY (0500-496.00-02.00-008.082)

6:30 P.M. (799-19) JAY SIEGEL - permission to erect detached pool house leaving front yard of 25 feet instead of required 60 feet, to install above ground pool leaving side yard of 20 feet instead of required 25 feet and front yard of 58 feet instead of required 60 feet, to leave hot tub (7' x 7') having side yard of 8.5 feet instead of required 10 feet, to leave roof deck having side yard of 10 feet instead of required 15 feet, and to erect decking with shower stall leaving side yards of 8.5 feet instead of required 15 feet, Res. BAA District, west side of Evergreen Avenue (#49), 244 feet south of Neptune Walk (through lot to Duneway Avenue), Seaview, NY (0500-497.00-04.00-734.731)

6:30 P.M. (800-19) KATHERINE DESIDERATO - permission to erect one story addition (14' x 25') leaving rear yard of 18.16 feet instead of required 25 feet and to install subsurface emergency escape window leaving side yard of 8 feet instead of required 14 feet, Res. B District, southwest corner of Pine Drive (#1446) and Chestnut Drive, Bay Shore, NY (0500-288.00-02.00-043.000)

Adjourned from July 23, and September 17, 2019

7:00 P.M. (542-19) 300 RABRO LLC - permission to install 8 foot closed fence instead of permitted 6 feet, Ind 1 District, southwest corner of Rabro Drive (#300) and Fell Court, Hauppauge, NY (0500-024.00-01.00-018.020)

7:00 P.M. (801-19) STALTAC ASSOCIATES, INC. / BANK OF AMERICA - permission to install ground sign having sign area of 81.38 sq. feet instead of permitted 28.5 sq. feet, Bus 1 District, southwest corner of Sunrise Highway (#4568) and Ocean Avenue, Oakdale, NY (0500-278.00-02.00-038.000)

7:00 P.M. (802-19) ANDRE MICHEL and RONIDE JUSTINVIL - permission to leave 6 foot fence on second front property line not having required setback of 10 feet and to leave 4 foot fence on second front property line within sight distance triangle, Res. AA District, northeast corner of Willow Street (#93) and Ferndale Boulevard, Central Islip, NY (0500-229.00-02.00-026.000)

7:00 P.M. (803-19) MATTHEW J. TURNBULL, JR. - permission to erect second story addition (25' x 26.3') leaving front yard of 5 feet instead of permitted 25 feet, second front yard of 5 feet instead of permitted 15 feet, side yard of 5 feet instead of permitted 14 feet and floor area ratio of 29.4% instead of permitted 25% with addition over 50% of dwelling size creating new 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 permitted 7,500 sq. feet, Res. B District, southeast corner of Lee Avenue (#4) and 5th Avenue, Bay Shore, NY (0500-468.00-01.00-021.000)

7:00 P.M. (804-19) BRIGHTSIDE MEADOWS LLC - permission to leave dwelling converted to office having front yard of 36.66 feet instead of required 50 feet, to allow outdoor storage of registered vehicles having front yard of 5 feet instead of required 50 feet and located 124.66 feet from residential zone or use instead of required 200 feet, and to leave 6 foot fence on front and second front property lines not having required setback of 15 feet and 10 feet, Ind 1 District, northeast corner of Brightside Avenue (#69) and Wilson Boulevard (through lot to Bark Avenue), Central Islip, NY (0500-119.00-03.00-063.001)

Adjourned from September 17, 2019

7:00 P.M. (688-19) COLGATE PROPERTY GROUP LLC - permission to leave two story dwelling, to leave reconstructed roof line, and to reconstruct roofed-over porch, leaving side yard of 2.8 feet instead of required 14 feet and total side yards of 17.3 feet instead of required 28 feet and to leave reconstructed detached garage, all having floor area ratio of 44.1% instead of permitted 25% on lot having width of 50 feet instead of required 75 feet and lot area of 5,000 sq. feet instead of required 7,500 sq. feet, Res. B District, east side of South Clinton Avenue (#125), 310 feet north of Bayview Avenue, Bay Shore, NY (0500-441.00-03.00-009.001)

7:00 P.M. (805-19) PATRIA CAPELLAN - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. AA District, north side of Vanderbilt Avenue (#281), 700 feet Fulton Street, Brentwood, NY (0500-076.00-03.00-052.000)

7:30 P.M. (806-19) TEOFIL and REINA VASQUEZ - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 and to leave shed (9' x 25.3') and patio having side yards of 2 feet instead of required 4 feet each, Res. B District, north side of Kirk Road (#41), 100 feet west of Stein Drive, Bay Shore, NY (0500-159.00-02.00-100.000)

7:30 P.M. (807-19) CHRISTOPHER and BRITTANY CATALANO - permission to leave roofed-over pool equipment addition having side yard of 7.7 feet instead of required 14 feet and to leave outdoor service bar on patio having side yard of 1.5 feet instead of required 4 feet, Res. A District, west side of Pace Drive South (#176), 4,183.72 feet south of Montauk Highway, West Islip, NY (0500-484.00-04.00-005.000)

- 7:30 P.M. (808-19)** **BLADIMIR SILES** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 leaving driveway having width of 21 feet instead of permitted 18 feet and side yard setback of 3 feet instead of required 4 feet, Res. A District, north side of Suffolk Avenue (#156), 97.06 feet east of Dovecote Lane, Central Islip, NY (0500-099.00-02.00-069.000)
- 8:00 P.M. (809-19)** **MANUEL S. and GLORIA M. CAJAMARCA** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. AA District, north side of Spur Drive North (#515), 139.5 feet east of East 3rd Avenue, Bay Shore, NY (0500-245.00-04.00-047.000)
- 8:00 P.M. (810-19)** **FERNANDO RINCON** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, north side of West Plum Street (#177), 96.65 feet east of Freeman Avenue, Brentwood, NY (0500-228.00-03.00-051.000)
- 8:00 P.M. (811-19)** **NORMA J. ZAMBRANO** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. AA District, south side of Arizona Avenue (#48), 200 feet west of East Third Avenue, Bay Shore, NY (0500-201.00-03.00-025.000)
- 8:00 P.M. (812-19)** **LUCIA A. ESCOBAR and SEGUNDO SORTO** - permission to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, north side of Coconut Street (#95), 106.40 feet west of Islip Avenue, Brentwood, NY (0500-186.00-02.00-103.002)
- 8:00 P.M. (813-19)** **CLARA RADCLIFFE** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. B District, south side of Mississippi Avenue (#42), 200 feet east of Illinois Avenue, Bay Shore, NY (0500-268.00-02.00-065.000)