

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 23, 2020** 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: 06/12/2020
Islip, New York

John M. Lorenzo, Chairman
Zoning Board of Appeals

- 6:00 P.M. (355-20) COLIN MORGAN, TRUSTEE of the CAROLE A. MORGAN IRREVOCABLE TRUST** - permission to erect one story addition (25.5' x 35.8') leaving side yard of 16.16 feet instead of required 18 feet and to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. AA District, north side of Birch Street (#79), 110 feet east of Wilson Boulevard, Islip, NY (0500-272.00-02.00-011.000)
- 6:00 P.M. (356-20) RAFAEL A. BRITO** - permission to use dwelling for two-family, family use only as per Islip Town Code Section 68-419.1, Res. AA District, south side of Drayton Avenue (#60), 200 feet east of East Third Street, Bay Shore, NY (0500-224.00-03.00-030.000)
- 6:00 P.M. (357-20) ROSELINE and LUDERS AUGUSTE** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 and to leave shed having rear yard of 0.9 feet instead of required 2 feet, Res. A District, north side of Wiley Street (#245), 181.51 feet west of Vern Court, Brentwood, NY (0500-228.00-01.00-047.000)
- 6:00 P.M. (358-20) JESUS A. FUNES SOMOZA and MARIA R. SOMOZA MARROQUIN** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, to leave one story addition (9.6' x 15.7') having side yard of 13.2 feet instead of required 14 feet and to leave six foot fence on front property line not having required setback of 15 feet, Res. B District, northeast corner of Hilltop Drive (#79) and First Place, Brentwood, NY (0500-138.00-02.00-083.000)
- 6:00 P.M. (359-20) KENNY CHARLES** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, east side of Casement Avenue (#98), 115 feet north of Carnation Avenue, Central Islip, NY (0500-080.00-03.00-005.002)

- 6:00 P.M. (360-20)** **NASSAU SUFFOLK REALTY ASSOCIATES, LLC** - permission to erect one story building leaving side yard of 8 feet instead of required 10 feet, to install generator leaving side yard of 6 feet instead of required 10 feet and to install A/C condensers leaving side yard of 4 feet instead of required 10 feet, Res. AA District, south side of Montauk Highway (#722) 200 feet west of Secatogue Avenue, West Islip, NY (0500-473.00-04.00-004.000)
- 6:00 P.M. (361-20)** **CHRISTOPHER J. PAULICELLI** - permission to elevate dwelling and to erect second story addition (31.5' x 51' Irrg.) leaving first floor elevation of 9.8 feet instead of permitted 9 feet, side yard of 13.6 feet instead of required 14 feet and floor area ratio of 31.6% instead of permitted 25%, Res. A District, east side of Sequams Lane Center (#221), 920 feet south of Sequams Way, West Islip, NY (0500-476.00-02.00-063.000)
- 6:00 P.M. (362-20)** **WILLIAM J. and KATHLEEN A. SCHAEFER** - permission to leave two driveways having side yards of 1 foot instead of required 4 feet each, front yard occupancy of 45% instead of permitted 35% and to leave shed having rear yard of 1.9 feet instead of required 2 feet, Res. B District, north side of Sotzen Avenue (#143), 500 feet west of Coates Avenue, Holbrook, NY (0500-087.00-02.00-047.000)
- 6:00 P.M. (363-20)** **McDONALD'S USA, LLC** - permission to install an additional menu board and preview board where only one of each is permitted, Bus 3 District, northwest corner of Fifth Avenue (#1484) and Spur Drive North, Bay Shore, NY (0500-245.00-01.00-016.001)
- 6:00 P.M. (364-20)** **ROSTUM C. and FRANCIA M. SANGALANG** - permission to leave above ground pool having side yard of 11.5 feet instead of required 18 feet, Res. AA District, west side of Yale Avenue (#110), 580 feet south of Waterford Road, Oakdale, NY (0500-327.00-01.00-014.000)
- 6:00 P.M. (365-20)** **AMANDA TORTORA** - permission to install inground pool leaving side yard of 10 feet and rear yard of 14 feet instead of required 18 feet each, Res. AA District (278 Cluster), south side of Nimbus Road (#8), 94.37 feet east of Thunder Road, Holbrook, NY (0500-197.00-01.00-012.000)
- 6:00 P.M. (366-20)** **MAREK NIERADKO** - permission to erect second story addition (28.3' x 32.4'), resulting in new structure, leaving front yard of 23.54 feet instead of required 30 feet and side yard of 8.69 feet instead of required 14 feet, Res. A District, north side of Roslyn Street (#45), 240 feet west of Kunigunda Place, Islip Terrace, NY (0500-297.00-01.00-074.000)

Adjourned from March 3, 2020

- 6:00 P.M. (198-20) ROSE RAC, LLC** - permission to erect self-storage facility with one three story building having rear yard of 25.11 feet and two one story buildings having rear yard of 32.62 feet instead of required 50 feet each, Ind 1 District, east side of Freeman Avenue, approximately 522 feet south of Spur Drive South, Islip, NY (0500-271.00-03.00-018.010)
- 6:00 P.M. (367-20) PAUL V. and MELISSA LITRENTA** - permission to exceed compensating excavating provisions Section 68-442 A(3)(c) and 68-443 by leaving a surplus of 52 cubic yards of fill on property in floodplain, Res. A District, east side of Piper Court (#11), 153.4 feet south of Skipper Drive, West Islip, NY (0500-484.00-01.00-046.000)
- 6:00 P.M. (368-20) MALIK KHATTAK** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. AA District, southeast corner of 5th Avenue (#1525) and Bailey Avenue, Bay Shore, NY (0500-245.00-02.00-054.000)
- 6:00 P.M. (369-20) TIMMY LAM and ANNA CHENG** - permission to reconstruct retaining wall (4.7' high) leaving side and rear yards of 1 foot instead of required 4.7 feet each, Res. A District, northwest terminus of Lori Way (#41), Hauppauge, NY (0500-024.00-01.00-041.000)
- 6:00 P.M. (370-20) KINGS & QUEENS TRANSLOAD, LLC** - permission to erect transfer station leaving height of 48.92 feet instead of permitted 30 feet, Ind 1 District, west side of Emjay Boulevard (#80), 1,409 feet south of westerly terminus of Clark Street, Brentwood, NY (0500-134.00-02.00-003.000)
- 6:00 P.M. (371-20) MATTHEW and NICHOLE DOWER** - permission to erect second story addition (31' x 40') leaving side yard of 4 feet instead of required 18 feet and rear yard of 14.5 feet instead of required 25 feet, additions resulting in new structure leaving dwelling on lot having width of 60 feet instead of required 75 feet, lot area of 18,800 sq. feet instead of required 20,000 sq. feet, leaving side yard of 3.7 feet instead of required 18 feet, rear yard of 14.5 feet instead of required 25 feet and to leave detached garage (20.3' x 25.3') having side yard of 4.7 feet instead of required 10 feet, Res. AA District, west side of Greenlawn Avenue (#870), 172 feet south of Cedarhurst Street, Islip Terrace, NY (0500-208.00-01.00-054.001)
- 6:00 P.M. (372-20) FRANK and FAITH FERRANTE** - permission to erect second story addition leaving front yard of 24.9 feet instead of required 25 feet, second front yard of 11 feet instead of required 15 feet, side yard of 5 feet instead of required 14 feet, resulting in floor area ratio of 48.8% instead of permitted 25%, resulting in new structure on lot having width of 40 feet instead of required 75 feet and area of 4,000 sq. feet instead of required 7,500 sq. feet and to leave deck having second front yard of 0.5 feet instead of required 15 feet, Res. B District, northwest corner of Thayer Place (#7) and Oak Neck Road, West Islip, NY (0500-469.00-04.00-019.000)

6:00 P.M. (373-20) **JOSEPH and CHRISTINE ROSATI** - permission to leave driveway on property line instead of required 4 feet and having front yard occupancy of 64.28% instead of permitted 35%, to leave two sheds not having required 20 feet behind front line of dwelling, to leave gravel type area and to install driveway on side property line instead of required 4 feet each, to leave pool patio and gravel area having rear yard occupancy of 78.62% (30.33% patio / 48.29% gravel) instead of permitted 30%, Res. A District, west side of Sequams Lane East (#104), 664.92 feet north of Eaton Lane, West Islip, NY (0500-476.00-02.00-085.000)

6:00 P.M. (374-20) **MARCELINO DE LA ROSA** - permission to leave one story addition (13.5' x 26.5') having side yard of 0.4 feet instead of required 14 feet, Res. A District, west side of Winston Drive (#49), 1,491.63 feet north of Broadway, Brentwood, NY (0500-227.00-01.00-090.000)