

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, September 01, 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: 08/21/2020
Islip, New York

John M. Lorenzo, Chairman
Zoning Board of Appeals

6:00 P.M. (499-20) **MARIO and CELENIA CEPEDA** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1 and to leave driveway having front yard occupancy of 46% instead of permitted 35% and side yard of 2 feet instead of required 4 feet, Res. A District, west side of Udall Road (#1060), 300.29 feet north of Bay Shore Road, Bay Shore, NY (0500-287.00-01.00-035.000)

6:00 P.M. (500-20) **DANIEL and BRENDA FURSHPAN** - permission to leave shed on rear property line and driveway on side property line not having required setback of 4 feet each, Res. AA District, north side of Peters Boulevard (#7), 74.21 feet west of Woodhollow Road, Great River, NY (0500-427.00-03.00-031.000)

Adjourned from July 28, 2020

6:00 P.M. (437-20) **EDWIN O. BONILLA and ANNA V. ALVARADO** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 and to leave shed having side yard of 2.7 feet instead of required 4 feet, Res. A District, southeast corner of Marshall Avenue and Suffolk Avenue, Brentwood, NY (0500-135.00-04.00-107.000)

- 6:00 P.M. (501-20) GEORGE and DIANE KREMIDAS** - permission to leave deck (2.5' ht.) having front yard of 39 feet instead of required 40 feet, decorative pond in front yard when only permitted in rear yard and 6 foot fence having second front yard of 1.8 feet instead of required 10 feet, Res. A District, northwest corner of Indian Head Drive (#11), 370 feet east of Karen Drive, Sayville, NY (0500-283.00-03.00-046.000)
- 6:00 P.M. (502-20) STEVEN and KRISTEN GAFARIAN** - permission to install inground pool with water feature leaving rear yard of 13 feet and side yard of 12 feet instead of required 18 feet each and to leave roof-over resulting in floor area ratio of 28.02% instead of permitted 25%, Res. AA (278) District, west side of Thunder Road (#28), 450.51 feet south of Green Belt Parkway, Holbrook, NY (0500-196.00-03.00-017.000)
- 6:00 P.M. (503-20) JJK HOME PROPERTIES LLC** - permission to leave second story addition (24.2' x 28.2') having second front yard of 19 feet and cellar entrance having second front yard of 15 feet instead of required 22 feet each, Res. A District, southwest corner of Krause Street (#28) and Reilly Street, Bay Shore, NY (0500-263.00-03.00-014.000)
- 6:00 P.M. (504-20) MARIA I. ACEVEDO** - permission to alter and reconstruct one story portion of dwelling leaving second front yard of 20 feet instead of required 30 feet to erect second story addition and one story addition all resulting in new dwelling leaving floor area ratio of 26.6% instead of permitted 25%, to install driveway leaving front yard occupancy of 50.4% instead of permitted 35% and to erect 6 foot fence on property line not having required setback of 10 feet, Res. A District, northwest corner of Spur Drive N (#989) and Indiana Avenue, Bay Shore, NY (0500-247.00-01.00-126.000)
- 6:00 P.M. (505-20) LEO W. GOETZ** - permission to establish home occupation (mortgage broker) pursuant to Islip Town Code 68-3, Definitions, Res. A District, east side of Viking Drive (#31), 587.71 feet south of Skipper Drive, West Islip, NY (0500-484.00-01.00-021.000)
- 6:00 P.M. (506-20) DIANE and LAURIE REYES** - permission to leave roofed-over porch (8' x 27') having front yard of 30 feet instead of permitted encroachment setback of 34 feet, Res. AA District, north side of Saltmeadow Lane (#34), 1,228.89 feet southwest of Ocean Avenue (0500-433.00-03.00-003.000)
- 6:00 P.M. (507-20) RICHARD and JEANINE FOX** - permission to install inground pool leaving front yard (through lot) of 14 feet and pool equipment leaving front yard of 4 feet instead of required 40 feet each, pool patio leaving front yard of 10 feet instead if required 40 feet and to leave shed having front yard of 2.2 feet instead of required 40 feet, Res. A District, north side of Sequams Lane West, 511.83 feet west of Sequams Lane Center (through lot to DeForest Lane), West Islip, NY (0500-476.00-01.00-044.004)
- 6:00 P.M. (508-20) NUR HOLDING CORP.** - permission to leave egress window having front yard of 27.3 feet instead of required 40 feet, Res. A District, north side of Montgomery Street (#15), 507.83 feet east of Eisenhower Avenue, Brentwood, NY (0500-114.00-03.00-062.002)

- 6:00 P.M. (509-20)** **JUAN E. MONCADA BORJA and MARISOL SANCHEZ** - permission to leave inground pool having front yard (through lot) of 12.9 feet instead of required 40 feet and rear yard of 12.9 feet instead of required 14 feet, to leave pool patio having front yard of 9 feet instead of required 40 feet and to leave 6 foot fence on property line not having required setback of 5 feet from sidewalk or pavement edge, Res. A District, north side of Benjamin Street (#171), 400 feet west of Coates Avenue (through lot to Center Street), Holbrook, NY (0500-128.00-02.00-040.000)
- 6:00 P.M. (510-20)** **YRIS CASTILLO and MARILYN PICHARDO** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602; driveway having width of 24 feet instead of permitted 18 feet and side yard of 2 feet instead of required 4 feet, Res. A District, south side of King Street (#118), 145 feet east of Duke Street, Bay Shore, NY (0500-242.00-01.00-030.000)
- 6:00 P.M. (511-20)** **RYAN D. and LINDSEY G. DERMODY** - permission to leave pool house (20.3' x 24.3') having side yard of 3.5 feet and shed (20.3' x 12.3') having rear yard of 3.8 feet instead of required 4 feet each, Res. A District, north side of Irving Place (#29), 317.5 feet east of Irish Lane, Islip Terrace, NY (0500-273.00-01.00-065.000)
- 6:00 P.M. (512-20)** **WILLIAM H. and EUGENIA CONROY** - permission to erect detached garage (24' x 24') leaving height of 18 feet instead of permitted 14 feet and to leave 6 foot fence on property line not having required setback of 10 feet, Res. A District, southeast corner of Ryan Street (#34) and Tanglewood Road, West Islip, NY (0500-468.00-04.00-028.000)
- 6:00 P.M. (513-20)** **JASON P. and TARA PETRI** - permission to leave 6 foot fence on property line not having required setback of 10 feet (lot area of 11,971 sf), Res. A District, southeast corner of Peconic Street (#612) and Louis Kossuth Avenue, Holbrook, NY (0500-085.00-03.00-013.001)
- 6:00 P.M. (514-20)** **FRANK and JOANNE MCGINNIS** - permission to install inground pool leaving rear yard of 8 feet instead of required 18 feet and front yard of 8 feet instead of required 35 feet and pool patio leaving rear yard of 4 feet instead of required 6 feet and front yard of 4 feet instead of required 30 feet, Res. AA (278) District, northeast corner of Astor Drive (#405) and Versa Place, Sayville, NY (0500-282.00-02.00-008.000)

- 6:00 P.M. (515-20)** **CAMILO CANESA DELEON** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, for relative of second degree of lineal consanguinity pursuant to Section 68-419.1(E)(2), Res. B District, west side of Cone Avenue (#68), 100 feet south of Lemon Street, Central Islip, NY (0500-163.00-04.00-027.000)
- 6:00 P.M. (516-20)** **NICOLE CIANCARELLI** - permission to erect second story addition (16.5' x 26.5' Irrg.) leaving floor area ratio of 27.5% instead of permitted 25%, Res. B District, east side of Asharoken Boulevard (#318), 222.06 feet south of Iroquois Drive, Bay Shore, NY (0500-391.00-01.00-039.000)
- 6:00 P.M. (517-20)** **VICTOR T. and CHRISTINA M. KELLY** - permission to use dwelling for two-family, family use only pursuant to Section 68-419.1, to erect two story addition (22' x 50' Irrg.) leaving side yard of 14 feet instead of required 18 feet, addition exceeding maximum addition of 1/3 of the primary dwelling, pursuant to Section 68-419.1(E)6 and to leave shed having rear yard of 1.8 feet instead of required 2 feet, Res. AA District, west side of Aberdeen Road (#992), 110 feet south of Hother Lane, Bay Shore, NY (0500-417.00-01.00-023.000)
- 6:00 P.M. (518-20)** **PUSHPA SHANKARKUMAR** - permission to erect one story addition (7' x 27') leaving side yards of 11.15 feet and 11.9 feet instead of required 14 feet each, total side yards of 23.05 feet instead of required 28 feet, rear yard of 20.25 feet instead of required 25 feet and floor area ratio of 30.68% instead of permitted 25%, Res. B District, south side of Joseph Street (#16A), 275 feet east of Penataquit Avenue, Bay Shore, NY (0500-342.00-02.00-121.002)