

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, April 26, 2022** 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: 04/15/2022
Islip, New York

John M. Lorenzo, Chairman
Zoning Board of Appeals

- 6:00 P.M. (268-22) EDWARD and ADRIANA PERRY** - permission to leave shed having side yard of 1 foot instead of required 2 feet, Res. A District, west side of Overlook Drive (#286), 286.5 feet north of Marilyn Street, East Islip, NY (0500-427.00-01.00-064.000)
- 6:00 P.M. (269-22) RONALD A. and EMMA J. RAYNOR** - permission to establish two family, family use only pursuant to Islip Town Code Section 68-419.1, Res. A District, west side of Bay Shore Road (#1088), 125 feet south of East Oakdale Street, Bay Shore, NY (0500-287.00-02.00-042.000)
- 6:00 P.M. (270-22) BOGDAN AND SHERRY SERBU** - permission to leave inground pool having side yard of 9.6 feet instead of required 10 feet and to leave pool patio having side yard of 4.5 feet instead of required 6 feet, Res. B District (278), west side of Glensummer Road (#12), 94.07 feet south of Greenbelt Parkway West, Holbrook, NY (0500-196.00-07.00-037.000)
- 6:00 P.M. (271-22) NARCISO and MARIA RODRIGUEZ** - permission to leave roofed-over patio having side yard of 10.2 feet instead of required 14 feet, Res. B District, south side of Morris Street (#76), 225 feet east of Jefferson Avenue, Brentwood, NY (0500-094.00-01.00-023.000)
- 6:00 P.M. (272-22) SYLVAN AVENUE PROPERTY LLC** - permission to erect one story warehouse leaving front yard of 30 feet and front yard (through lot) of 30 feet instead of required 50 feet each, Ind 1 District, west side of Sylvan Avenue, 1,239.17 feet south of Sunrise Highway (through lot to Nichols Road), Bayport, NY (0500-240.00-01.00-002.004)
- 6:00 P.M. (273-22) KEVIN P. and DANIELLE C. ALBERTSON** - permission to erect second story addition leaving side yard of 13.2 feet instead of required 14 feet, Res. B District, west side of Dogwood Road (#58), 112.75 feet south of Kent Court, West Islip, NY (0500-435.00-02.00-011.000)
- 6:00 P.M. (274-22) CHRISTOPHER C. and MARIA A. SMITH** - permission to erect two story addition leaving side yard of 10.1 feet instead of required 14 feet, Res. B District, west side of Saxton Avenue (#76), 591.16 feet south of Brook Street, Sayville, NY (0500-382.00-02.00-002.000)

- 6:00 P.M. (275-22)** **JOHN and KATHRYN GEDNEY** - permission to leave shed having rear yard of 0.7 feet instead of required 2 feet and second shed having side yard of 1.5 feet instead of required 2 feet and not having 20 feet behind front line of dwelling, Res. A District, south side of Driftwood Drive (#183), 82.64 feet west of Snedecor Avenue, West Islip, NY (0500-478.00-03.00-017.000)
- 6:00 P.M. (276-22)** **JOSEPH TRIFILETTI** - permission to install inground pool leaving rear yard of 10 feet instead of required 14 feet and to leave shed having side yard of 0.9 feet instead of required 2 feet, Res. A District, west side of Bayview Avenue (#150), 692.21 feet north of Harriet Road, Bayport, NY (0500-410.00-07.00-036.000)
- 6:00 P.M. (277-22)** **ANDREA and SALVATORE ACCOMANDO, JR.** - permission to leave inground pool having rear yard of 13.3 feet instead of required 14 feet, to leave pool equipment having side yard of 3.5 feet instead of required 6 feet, to leave patio on side property line not having required setback of 4 feet and to leave shed on side property line instead of required 2 feet, Res. A District, east side of Spruce Avenue (#407), 468.17 feet north of Dorothy Road, West Islip, NY (0500-414.00-03.00-038.000)
- 6:00 P.M. (278-22)** **PETER and JACQUELINE PALUMBO** - permission to leave pool patio having side yard of 5 feet instead of required 6 feet and driveway having side yard of 3 feet instead of required 4 feet and front yard occupancy of 47.6% instead of permitted 35%, Res. A District, west side of Quintuck Lane (#72), 341.1 feet north of Woodland Drive, East Islip, NY (0500-425.00-02.00-022.000)
- 6:00 P.M. (279-22)** **ADAM AND CHRISTINE WERNERSBACH** - permission to leave inground pool having side yard of 16 feet instead of required 18 feet and to leave pool equipment on side property line not having required setback of 6 feet, Res. AA District, west side of Hampshire Road (#984), 222.63 feet south of Hother Lane, Bay Shore, NY (0500-416.00-03.00-064.000)
- 6:00 P.M. (280-22)** **DANIELLE M. BALSAMO** - permission to install inground pool leaving rear yard of 8 feet instead of required 10 feet, pool patio leaving side yard and rear yard of 4 feet instead of required 6 feet each and pool equipment having side yard of 2 feet instead of required 6 feet, Res. B District, north side of Pueblo Court (#46), 75 feet east of Seville Boulevard, Sayville, NY (0500-282.00-03.00-027.000)

- 6:00 P.M. (281-22) RICHARD AND DORIS SASZ** - permission to leave entry platform and one story addition (4' x 11.5') having front yard of 30 feet instead of required 40 feet and to leave shed having 11 feet behind front line of dwelling instead of required 20 feet, Res. AA District, south side of Leona Street (#226), 178 feet east of Broadway Avenue, Holbrook, NY (0500-176.00-02.00-015.000)
- 6:00 P.M. (282-22) SABRINA MURRAY** - permission to leave roofed-over porch having front yard of 18.6 feet instead of permitted encroachment setback of 20 feet, to leave porch, roofed-over second story deck, stairs and cellar entrance all having floor area ratio of 30% instead of permitted 25% and to leave driveway located in sight distance triangle, Res. B District, southeast corner of Madison Avenue (#395), and Stockton Street, Brentwood, NY (0500-050.00-04.00-059.000)
- 6:30 P.M. (283-22) DOUGLAS GREENE** - permission to leave detached garage (14.4' x 22.4') having front yard (through lot) of 19.8 feet instead of required 25 feet, side yard of 1.6 feet instead of required 4 feet, to relocate shed (7.6' x 14.6') leaving front yard of 2 feet instead of required 25 feet and to leave mechanical equipment not having required 4 feet behind front line of dwelling, Res. A District, west side of Suydam Lane (#160), 600 feet south of Willow Street (through lot to Poplar Lane), Bayport, NY (0500-410.00-05.00-020.000)
- 6:30 P.M. (284-22) HELLEN BARBARA** - permission to erect 2 story addition and roofed-over deck leaving side yard of 12.58 feet, screened-in porch leaving side yard of 22.16 feet and portico leaving side yard of 16.16 feet instead of required 25 feet each and total side yards of 34.75 feet instead of required 60 feet, Res. AAA District, west side of West Lane (#40), 606.63 feet south of Manatuck Lane, Bay Shore, NY (0500-441.00-01.00-002.000)
- 6:30 P.M. (285-22) JEANETTE NARDO** - permission to erect roofed-over porch leaving side yard of 10.75 feet instead of required 14 feet, Res. B District, north side of Biltmore Avenue (#63), 188 feet east of Connetquot Drive, Oakdale, NY (0500-325.00-02.00-030.000)
- 6:30 P.M. (286-22) VISHWADAI and PARAMDAI SOORUJBALLY** - permission to leave above ground pool having side yard of 5.3 feet and rear yard of 6 feet instead of required 10 feet each, rear yard landscaping of 17% instead of required 40% and driveway having front yard occupancy of 49% instead of permitted 35%, Res. B District, south side of Estelle Avenue (#267), 620 feet east of Coates Avenue, Holbrook, NY (0500-088.00-01.00-060.000)
- 6:30 P.M. (287-22) SAM and KATHRYN FASNACHT** - permission to erect one story addition (16.2' x 23.2' Irrg.) leaving front yard of 29.33 feet instead of required 40 feet and side yard of 12.39 feet instead of required 14 feet, Res. A District, west side of Connetquot Road (#194), 1,718.59 feet south of Middle Road, Bayport, NY (0500-410.00-08.00-034.001)
- 6:30 P.M. (288-22) THOMAS and CHELSEA RODLAND** - permission to erect one story addition (14.5' x 27.5') leaving side yard of 10 feet instead of required 14 feet and to leave shed leaving side yard of 1.3 feet instead of required 2 feet, Res. A District, north side of Benjamin Street (#187), 200 feet south of Alexander Avenue (through lot to Oliver Street), Holbrook, NY (0500-128.00-02.00-028.001)

- 6:30 P.M. (289-22)** **EDGAR and MARIA FERNANDEZ** - permission to leave detached garage (504 sq. feet) having side yard of 4.1 feet and rear yard of 3.2 feet instead of required 10 feet each, Res. B District, north side of Alkier Street (#115) 250 feet west of Broadway, Brentwood, NY (0500-139.00-02.00-023.000)
- 6:30 P.M. (290-22)** **ARTHUR N. and KATHY MARLIN LANGHAUS** - permission to install hot tub leaving front yard of 28.5 feet instead of required 60 feet and decking leaving rear yard of 10 feet instead of required 15 feet, Res. BAA District, east side of Crescent Avenue (#26), 80 feet south of Central Walk, Seaview, NY (0500-497.00-03.00-036.000)
- 6:30 P.M. (291-22)** **4 ATLANTIC WALK LLC** - permission to erect two story dwelling with second story balcony leaving floor area ratio of 39.19% instead of permitted 30%, Res. BAA District, east side of Atlantic Avenue (#4), 151 feet south of Bayview Walk, Seaview, NY (0500-497.00-01.00-024.000)
- 6:30 P.M. (292-22)** **STEFANIE and LOUIS LUFKER, III** - permission to erect one story addition (12.3' x 32.2') leaving side yard of 5.5 feet instead of required 14 feet, Res. A District, south side of Wensly Lane (#208), 178.16 feet east of Country Village Lane, East Islip, NY (0500-426.00-03.00-017.000)
- 7:00 P.M. (293-22)** **JAMES A. and MEAGHAN MINER** - permission to erect second story addition leaving floor area ratio of 27.8% instead of permitted 25%, to leave shed having 18 feet behind front line of dwelling instead of required 20 feet and driveway having front yard occupancy of 46.2% instead of permitted 35%, Res. A District, north side of Skipper Drive (#23), 456.82 feet west of Anchorage Drive, West Islip, NY (0500-484.00-01.00-005.000)
- 7:00 P.M. (294-22)** **SHARON CERRA** - permission to leave second front door on single family dwelling instead of permitted one, pursuant to 68-3 (Definitions), Res. A District, east side of Cassel Avenue (#1061), 1,026.78 feet north of Sachs Street, Bay Shore, NY (0500-415.00-03.00-025.000)
- 7:00 P.M. (295-22)** **LA PLACA REALTY, LLC** - permission to erect second story addition leaving front yard of 9.9 feet instead of required 10 feet and to leave roofed-over porch having front yard of 3 feet instead of required 10 feet, Bus 1 District, north side of Church Street (#941), 250 feet west of Smithtown Avenue, Bohemia, NY (0500-213.00-01.00-019.000)

- 7:00 P.M. (296-22)** **NICHOLAS and JENNIFER WILLIAMS** - permission to erect first and second story additions leaving side yard of 11.5 feet instead of required 14 feet, floor area ratio of 31.92% instead of permitted 25% and to establish two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. B District, east side of Myrtle Avenue (#320), 340 feet south of Fourth Street, West Islip, NY (0500-457.00-02.00-031.000)
- 7:00 P.M. (297-22)** **JORGE P. ARROYO RAMOS** - permission to establish single family dwelling in Business 1 District on lot having width of 72 feet instead of required 100 feet, lot area of 12,197 sq. feet instead of required 20,000 sq. feet, front yard of 19.1 feet instead of required 40 feet, side yard of 8.55 feet instead of required 18 feet, to leave driveway having front occupancy of 80% instead of permitted 35% and concrete walkway on side property line instead not having required setback of 4 feet, Bus 1 District, south side of West Suffolk Avenue (#136), 261.5 feet east of Islip Avenue, Central Islip, NY (0500-119.00-01.00-079.000)
- 7:00 P.M. (298-22)** **KATHLEEN SPIESS and MICHELE SPIESS** - permission to leave inground pool having rear yard of 9.5 feet instead of required 18 feet, Res. AA District, northeast corner of Marina Lane (#3) and Middle Road, Bayport, NY (0500-384.00-03.00-018.009)
- 7:00 P.M. (299-22)** **BLUE HILLS FUELS, LLC / BOLLA EM REALTY, LLC** - permission to erect one story building on lot having lot width of 85.54 feet instead of required 100 feet, leaving arterial highway setback of 38.19 feet instead of required 45 feet, to erect gasoline service station canopy leaving arterial highway setback of 36.70 feet instead of required 60 feet, to permit lighting not to be contained on site where containment is required, to maintain 6 facial signs where a maximum of 3 facial signs are permitted, to maintain canopy sign having sign area of 12 sq. feet instead of permitted 7.2 sq. feet, Bus 3 District, northwest corner of Motor Parkway (#700) and Express Drive North, Brentwood, NY (0500-037.00-01.00-019.001)