

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, July 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: 07/15/2022
Islip, New York

John M. Lorenzo, Chairman
Zoning Board of Appeals

- 6:00 P.M. (519-22)** **KYLE and KRISTIN STANTON** - permission to leave shed having second front yard of 18.3 feet instead of required 27 feet, Res. A District, southwest corner of Renee Drive (#328) and Bernice Drive, Bayport, NY (0500-333.00-01.00-016.006)
- 6:00 P.M. (520-22)** **CARL J. and BONNIE J. LONGPRE** - permission to leave above ground pool having side yard of 9.1 feet instead of required 10 feet and to leave shed 13 feet behind front line of dwelling instead of required 20 feet, Res. B District, west side of Oak Neck Road (#415), 240 feet north side of 4th Street, West Islip, NY (0500-457.00-01.00-011.000)
- 6:00 P.M. (521-22)** **MICHAEL and JULIEANN SAVARESE** - permission to use dwelling for two family, family use only pursuant to Islip Town Code Section 68-419.1, Res. AA District, north side of Percy Williams Drive (#15), 268.56 feet west of Suffolk Lane, East Islip, NY (0500-398.00-06.00-003.000)
- 6:00 P.M. (522-22)** **GEORGE A. and ERIN E. SANTIAGO** - permission to erect roofed-over porch (7.83' x 12.5') leaving front yard of 18.07 feet instead of permitted encroachment setback of 20 feet, Res. B District, northeast corner of Keith Lane (#809) and Butler Street, West Islip, NY (0500-456.00-02.00-008.000)
- 6:00 P.M. (523-22)** **BRYCE and JENNIFER WILINSKI** - permission to leave shed with attached roof-over encroaching over rear property line (onto other land of owner) not having required setback of 4 feet, Res. AA District, east side of St. Marks Lane (#85), 1,883.16 feet south of Montauk Highway, Islip, NY (0500-397.00-03.00-014.000)
- 6:00 P.M. (524-22)** **EILEEN M. O'CONNELL** - permission to leave deck (exceeding 48") leaving front yard (through lot) of 25.75 feet instead of required 40 feet, Res. AA District, east side of Astor Drive (#249), 250.73 feet north of Mill Pond Road, Sayville, NY (0500-331.00-05.00-001.000)

- 6:00 P.M. (525-22) ROBERT JOSEPH FARRUGGIA** - permission to leave inground pool having rear yard of 13.6 feet instead of required 14 feet, to leave pool patio on rear property line not having required setback of 6 feet, to leave retaining wall on rear property line not having required setback of 4 feet, to leave gravel parking area on side property line not having required setback of 4 feet and to leave 6 foot fence having front yard of 6 feet instead of required 15 feet and falling in sight triangle, Res. A District, northwest corner of 9th Avenue (#2230) and Peconic Avenue, Ronkonkoma, NY (0500-103.00-01.00-025.000)
- 6:00 P.M. (526-22) JUNE M. LOPEZ** - permission to leave cellar entrance having side yard of 5.5 feet instead of required 14 feet, to leave addition to detached garage (9.8' x 17.5') and attached roof-over having side yard of 1.1 feet and rear yard of 5.7 feet instead of required 10 feet each and to leave driveway on side property line not having required setback of 4 feet, Res. B District, west side of Carll Drive (#1056), 375 feet north of Runyon Street, Bay Shore, NY (0500-390.00-02.00-034.000)
- 6:00 P.M. (527-22) JOSE RUBIO** - permission to leave roof-over having side yard of 1.8 feet instead of required 14 feet, Res. B District, south side of Douglass Street (#26), 67.93 feet east of Brentwood Parkway, Brentwood, NY (0500-051.00-05.00-036.000)
- 6:00 P.M. (528-22) HUNTER WAGELI** - permission to leave one story addition (14' x 26.2') having side yard of 12.9 feet instead of required 18 feet, total side yards of 27.7 feet instead of required 36 feet, roofed-over porch having front yard of 33.8 feet instead of permitted encroachment of 34 feet, shed having side yard of 1 foot instead of required 2 feet and not having required 20 feet behind front line of dwelling, driveway on side property line instead of required 4 feet, to leave detached garage (30' x 30') having rear yard of 9.2 feet instead of required 10 feet and height of 14.9 feet instead of permitted 14 feet, Res. AA District, east side of April Lane (#257), 572.54 feet north of Academy Street, Bayport, NY (0500-359.00-02.00-019.000)
- 6:00 P.M. (529-22) DANIEL and HEATHER GARBARINO** - permission to leave roof-over porch having side yard of 12 feet instead of required 18 feet, Res. AA District, east side of McConnell Avenue (#43), 345.30 feet north of Middle Road, Bayport, NY (0500-384.00-02.00-011.000)
- 6:00 P.M. (530-22) THERESE RUTKOSKE** - permission to leave addition (267 sf) having side yard of 2.3 feet instead of required 14 feet and total side yards of 16.7 feet instead of required 28 feet, Res. A District, south side of Naugatuck Lane (#20), 516.71 feet west of Woodland Drive, East Islip, Y (0500-398.00-03.00-044.000)

- 6:00 P.M. (531-22) MARIANNA PRZECH** - permission to install inground pool leaving side yard of 10 feet instead of required 14 feet, to leave second story deck having rear yard of 16.3 feet instead of required 25 feet and shed having side yard of 1.6 feet instead of required 2 feet, Res. A District, north side of Chenango Drive (#107), 162 feet east of Manor Lane, Bay Shore, NY (0500-313.00-01.00-069.003)
- 6:00 P.M. (532-22) ERIC RICHARD ADAMS AND VONCIER ELLIS-ADAMS** - permission to erect detached garage (17' x 40') leaving side yard of 6 feet instead of required 10 feet, Res. B District, east side of Wilson Boulevard (#871), 1,112.48 feet south of Kelley Avenue, Central Islip, NY (0500-164.00-01.00-029.000)
- 6:00 P.M. (533-22) HOWARD ROWLAND and ERINN HENNESSEY** - permission to leave greenhouse having side yard of 1.6 feet instead of required 2 feet and not having 20 feet behind front line of dwelling, to leave 2 patios having side yard of 1 foot and 2 feet instead of required 4 feet each, to leave shed having side yard of 1.3 feet and rear yard of 0.9 feet instead of required 2 feet each, to leave chicken coop having rear yard of 3.3 feet instead of required 10 feet and to leave driveway having side yard of 3 feet instead of required 4 feet, Res. A District, west side of Connetquot Road (#70), 516 feet south of Middle Road, Bayport, NY (0500-411.00-01.00-022.000)
- 6:30 P.M. (534-22) TROY McCABE** - permission to erect one story addition (14' x 15) leaving front yard of 28.5 feet instead of required 30 feet and second front yard of 15.1 feet instead of required 22 feet, to leave shed having rear yard of 1.6 feet and roof-over having rear yard of 0.5 feet instead of required 2 feet each, Res. A District, southeast corner of Cedar Avenue (#2359) and Baeck Street, Ronkonkoma, NY (0500-063.00-02.00-041.000)
- 6:30 P.M. (535-22) LISA O'DEA** - permission to store recreational vehicle in excess of 25 feet in length in front and side yards, Res. AA District, west side of Pine Avenue (#1464), 90 feet north of Parkview Way, Bohemia, NY (0500-190.00-01.00-001.006)

Adjourned from June 21, 2022

- 6:30 P.M. (456-22) BRIAN and ROSIE ROSENTHAL** - permission to leave stable with roof overhang having side yard of 8.1 feet and rear yard of 8.5 feet instead of required 10 feet each and to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. AA District, west side of Roma Avenue (#24), 798.05 feet south of Connetquot Avenue, Central Islip, NY (0500-167.00-02.00-022.000)

- 6:30 P.M. (536-22)** **KEVIN G. O'NEILL** - permission to erect second story addition leaving side yard of 13 feet instead of required 14 feet, floor area ratio of 29.98% instead of permitted 25% and to leave shed having side yard of 0.5 feet instead of required 2 feet and 16.5 feet behind front line of dwelling instead of required 20 feet, Res. B District, west side of Carll Drive (#1026), 332.5 feet north of Babe Ruth Street, Bay Shore, NY (0500-416.00-01.00-058.000)
- 6:30 P.M. (537-22)** **3333 VETERANS HIGHWAY CORP.** - permission to utilize 33.46% of multi-use building for personal service use instead of permitted 25% pursuant to Islip Town Code Section 68-465(A)(17), ICD District, northwest corner of Veterans Memorial Highway (#3333) and Louis Kossuth Avenue, Ronkonkoma, NY (0500-147.00-01.00-081.000)
- 6:30 P.M. (538-22)** **MICHELLE AIELLO** - permission to install inground pool leaving second front yard of 10 feet instead of required 27 feet, side yard of 10 feet instead of required 14 feet, to install pool patio leaving second front yard of 7 feet instead of required 22 feet, to install pool equipment leaving second front yard of 6 feet instead of required 27 feet and to erect 6 foot fence on front yard property line not having required setback of 10 feet, Res. A District, northwest corner of Keswick Drive (#168) and Tracy Lane, East Islip, NY (0500-427.00-01.00-002.000)
- 6:30 P.M. (539-22)** **DENISE SCHRANG** - permission to leave roof-over on front property line not having required setback of 25 feet, to leave driveway having side yard of 1 foot instead of required 4 feet and to erect shed leaving front yard of 15 feet instead of required 45 feet and not having 20 feet behind front line of dwelling, Res. B District, southwest corner of Twin Bark Avenue (#325) and Claas Avenue, Holbrook, NY (0500-108.00-02.00-027.000)
- 6:30 P.M. (500-22)** **JENNIFER STACKELL** - permission to elevate dwelling leaving front yard of 17.1 feet instead of required 25 feet, side yard of 9.6 feet instead of required 10 feet, to elevate decking leaving side yard of 6.2 feet instead of required 15 feet, to raise nonconforming accessory dwelling leaving side yard of 2.4 feet instead of required 10 feet and rear yard of 7 feet instead of required 25 feet and to raise decking accessory to cottage leaving side yard of 2.6 feet instead of required 15 feet, Res. BAA District, east side of Sextant Walk (#33), 90.85 feet north of Fire Island Lighthouse, Robbins Rest, NY (0500-496.00-01.00-042.000)
- 6:30 P.M. (540-22)** **JOSEPH HABEEB** - permission to erect first and second story additions leaving floor area ratio of 29.2% instead of permitted 25%, Res. A District, northeast corner of West Oakdale Street (#85) and Brookdale Avenue, Bay Shore, NY (0500-286.00-02.00-051.000)
- 6:30 P.M. (541-22)** **NANCY FARRELL** - permission to establish legal nonconforming use of attached garage conversion to livable space, RRD, southeast corner of Oak Street (#3) and McFarland Avenue, Central Islip, NY (0500-141.00-03.00-086.000)

- 7:00 P.M. (542-22)** **KEITH RABINOWITZ and MARY ANNE DiGREGORIO** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, southeast corner of Bay View Drive (#83) and Manta Court, Oakdale, NY (0500-352.00-02.00-009.000)
- 7:00 P.M. (543-22)** **CARLOS ARGON** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, west side of Grand Boulevard (#528), 115 feet south of Stumpel Street, Brentwood, NY (0500-228.00-02.00-018.000)
- 7:00 P.M. (544-22)** **REAL ESTATE PLAZA INC** - permission to leave two story dwelling having floor area ratio of 27% instead of permitted 25%, 6-foot fence with masonry columns having front yard of 9.6 feet instead of required 15 feet, raised pool patio having side yard of 5 feet instead of required 10 feet, pool patio having side yard of 5 feet instead of required 6 feet, shed having side yard of 2 feet instead of required 4 feet, rear yard landscaping of 35% instead of required 40% and to install decorative water feature in front yard when only permitted in rear yard, exceeding the maximum height of 5 feet and not surrounded by a permanent durable barrier, Res. AA District, west side of Beech Road (#16), 803.04 feet south of Elder Road, Islip, NY (0500-462.00-01.00-034.000)
- 7:00 P.M. (545-22)** **JOSEPH AND NICOLE CRAVEIRO** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 having lot width of 63.2 feet instead of required 75 feet, to leave second story roofed-over deck (11.5' x 18.5') having side yard of 4.3 feet instead of required 14 feet, total side yards of 24.3 feet instead of required 28 feet and floor area ratio of 29.2% instead of permitted 25% and to leave driveway having front yard occupancy of 40% instead of permitted 35%, Res. B District, south side of Croaton Street (#412), 232.74 feet east of Pamlico Avenue, Ronkonkoma, NY (0500-032.00-02.00-019.001)
- 7:00 P.M. (546-22)** **DAVID IVANDITO and ANTHONY IVANDITO** - permission to erect one story warehouse leaving side and rear yards of 25 feet instead of required 50 feet each, Ind 1 District, north side of Furrows Road (#481), approx. 148 feet east of Trail Blazer Court, Holbrook, NY (0500-068.00-01.00-005.003)
- 7:00 P.M. (547-22)** **GREATER NEW YORK CORPORATION OF SEVENTH DAY ADVENTISTS** - permission to covert single family dwelling into house of worship on lot having area of 22,550 sq. feet instead of required 40,000 sq. feet and lot width of 137.5 feet instead of required 150 feet, Res. AA District, northwest corner of 3rd Avenue (#159) and 7th Street, Brentwood, NY (0500-160.00-02.00-023.000)