

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, August 23, 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: 08/12/2022
Islip, New York

John M. Lorenzo, Chairman
Zoning Board of Appeals

- 6:00 P.M. (604-22)** **KRISTOPHER R. ALBRECHT** - permission to erect one story addition (20' x 28') leaving floor area ratio of 28.25% instead of permitted 25%, Res. B District, west side of Hiram Avenue (#1420), 100 feet north of Clarice Boulevard, Holbrook, NY (0500-108.00-02.00-060.000)
- 6:00 P.M. (605-22)** **DAVID and MARGARET BRECHT** - permission to erect one story addition leaving rear yard of 22 feet instead of required 25 feet and to leave 6 foot fence having setback of 0.5 feet instead of required 10 feet, Res. A District, northeast corner of Trumpet Lane (#223) and Coates Avenue, Holbrook, NY (0500-108.00-01.00-018.000)
- 6:00 P.M. (606-22)** **BABETT A. and LUIS A. MONTANEZ, SR.** - permission to erect one story addition (12' x 22') leaving side yard of 12.5 feet instead of required 14 feet, Res. A District, south side of Studley Street (#36), 1,025 feet west of Broadway, Brentwood, NY (0500-227.00-01.00-020.000)
- 6:00 P.M. (607-22)** **DEBRA LANGLAN** - permission to leave jacuzzi having side yard of 7 feet instead of required 18 feet, pool patio having side yard of 5 feet instead of required 6 feet, driveway and pavers having side yard of 2 feet instead of required 4 feet and shed with roof-over having side yard of 1.5 feet and rear yard of 3.7 feet instead of required 4 feet each, Res. AA District, south side of 42nd Street (#54), 240 feet west of Grand Boulevard, Islip, NY (0500-271.00-01.00-019.002)
- 6:00 P.M. (608-22)** **GIUSEPPE COSTA and NICOLE M. PENNINO-COSTA** - permission to leave shed having second front yard of 1.3 feet instead of required 27 feet, pool patio having second front yard of 5.5 feet instead of required 22 feet, shed having rear yard of 1.5 feet instead of required 2 feet and 6 foot fence on property line not having required setback of 10 feet, Res. A District, northeast corner of Adelhaide Lane (#57) and Marlboro Lane, East Islip, NY (0500-371.00-03.00-095.000)

- 6:00 P.M. (609-22)** **THERESA and CHARLES GRAVINA, JR.** - permission to leave pool patio having side yard of 5 feet instead of required 6 feet and driveway on side property line not having required setback of 4 feet and having front yard occupancy of 51.6% instead of permitted 35%, Res. A District, east side of Division Avenue (#29) 435 feet south of Union Boulevard, East Islip, NY (0500-347.00-01.00-034.000)
- 6:00 P.M. (610-22)** **WALTER A. ARIETA** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, north side of 1st Avenue (#12), 444.4 feet east of Carleton Avenue, Central Islip, NY (0500-098.00-03.00-051.001)
- 6:00 P.M. (611-22)** **CENTRAL ISLIP ASSOCIATES, LLC** - permission to leave ground sign having area of 31 sq. feet instead permitted 16 sq. feet, leaving structural support having combined width of 28 inches instead of permitted 24 inches, PDDMF District, northwest corner of Eastview Drive (#725) and Lowell Avenue, Central Islip, NY (0500-142.00-13.00-001.001)
- 6:00 P.M. (612-22)** **LOFTS ON OCEAN, LLC** - permission to install ground sign in BD District with principal building having front yard of 10 feet instead of required 25 feet required for a ground sign, with sign having front yard of 5 feet instead of required 5.66 feet, BD District, south side of Ocean Avenue (#6-8), 126.39 feet west of Main Street, Bay Shore, NY (0500-419.00-03.00-061.001)
- 6:00 P.M. (613-22)** **KEVIN and KERRI PRZYBYLOWSKI** - permission to leave inground pool having rear yard of 9.5 feet instead of required 10 feet, pool patio having rear yard of 5.2 feet instead of required 6 feet, shed having side yard of 1.6 feet and rear yard of 1.2 feet and shed having rear yard of 1.6 feet instead of required 2 feet each, Res. B District, west side of Greeley Avenue (#266), 606.97 feet south of Tariff Street, Sayville, NY (0500-330.00-04.00-044.002)
- 6:00 P.M. (614-22)** **LOUIS and JENNIFER BRUNO** - permission to leave shed having 9 feet behind front line of dwelling instead of required 20 feet and two storage containers having 3 feet behind front line of dwelling instead of required 4 feet, Res. AAA District (278), southeast side of Percy Williams Drive (60), 214.34 feet west of Ashley Court, East Islip, NY (0500-397.00-04.00-022.000)
- 6:00 P.M. (615-22)** **JOSEPHINE and JOHN PAUL FIUMANO, JR. TRUSTEES of THE ANN T. FIUMANO FAMILY TRUST** - permission to leave enclosed entrance having side yard of 9 feet instead of required 14 feet, driveway on side property line not having required setback of 4 feet and front yard occupancy of 100% instead of permitted 35%, Res. A District, east side of Piper Court (#23), 390.43 feet south of Skipper Drive, West Islip, NY (0500-484.00-01.00-043.000)
- 6:00 P.M. (616-22)** **ROBERT and SAMANTHA LEVINNESS** - permission to erect one story addition (27.2' x 36') leaving side yard of 8 feet instead of required 14 feet and to leave driveway on side property line not having required setback of 4 feet, Res. B District, northeast corner of North Ontario Street (#209) and Canoe Place, Ronkonkoma, NY (0500-020.00-03.00-075.001)

- 6:30 P.M. (617-22) CHRISTOPHER NICOLIA** - permission to erect facade modification resulting in floor area ratio of 25.57% instead of permitted 25%, to leave shed having rear and side yards of 1.5 feet instead of required 2 feet each and patio having rear and side yards of 1.5 feet instead of required 4 feet each, Res. AA District, north side of Larry Lane (#12), 167 feet west of Oak Neck Lane, West Islip, NY (0500-475.00-01.00-012.003)
- 6:30 P.M. (618-22) SIDNEY ABRAHAMS** - permission to erect one story addition (22' x 30') leaving side yard of 10 feet instead of required 14 feet, one story and second story additions leaving side yards of 11.9 feet and 13.8 feet instead of required 14 feet each, total side yards of 25.7 feet instead of required 28 feet and floor area ratio of 30.4% instead of permitted 25%, Res. A District, west side of Ocean Avenue (#833), 352 feet south of Rockaway Street, West Islip, NY (0500-363.00-01.00-077.000)
- 6:30 P.M. (619-22) JEAN FANFAN and ANGELINE DUCE** - permission to erect second story addition (9.8' x 46.4') leaving floor area ratio of 30.95% instead of permitted 25% and to leave shed having front yard (through lot) of 3.2 feet instead of required 15 feet, Res. B District, north side of Hillside Lane (#16), 432.37 feet east of Cloverlook Lane (through lot to Bridge Road), Central Islip, NY (0500-057.00-03.00-022.000)
- 6:30 P.M. (620-22) SANDRA KOLB** - permission to erect one story addition (25' x 31.3' Irrg.) and roofed-over porch (8' x 8') leaving side yard of 7 feet instead of required 14 feet, total side yards of 21.3 feet instead of required 28 feet and rear yard of 19.7 feet instead of required 25 feet, to leave shed having side yard of 1.9 feet instead of required 2 feet and to leave pool barrier having 3.5 feet setback from pool instead of required 4 feet, Res. B District, north side of Helen Street (#145), 720 feet west of west of Coates Avenue, Holbrook, NY (0500-151.00-01.00-087.002)
- 6:30 P.M. (621-22) BARBARA SIMS** - permission to erect second story addition (12' x 22.4') leaving side yard of 5.5 feet instead of required 14 feet and total side yards of 20.6 feet instead of required 28 feet, Res. B District, north side of Marcia Place (#5), 118.56 feet east of North Cliff Avenue, Sayville, NY (0500-305.00-05.00-026.000)
- 6:30 P.M. (622-22) MICHAEL and JACQUELINE CHIONCHIO** - permission to erect one story addition (6' x 12.5') and deck leaving second front yard of 34.9 feet instead of required 50 feet, Res. AAA District, northeast corner of West Lane (#47) and Cove Walk, Bay Shore, NY (0500-441.00-01.00-012.000)

- 6:30 P.M. (623-22) PAUL GUTWEIN and VAN GUTWEIN** - permission to erect one story addition, two story addition and roofed-over porch leaving front yard of 30.4 feet instead of required 40 feet, side yard of 11.2 feet instead of required 14 feet, total side yards of 26 feet instead of required 28 feet, to leave patio having side yard of 2 feet and driveway on side property line not having required setback of 4 feet each, Res. A District, west of Thompson Drive (#944), 161.76 feet south of Abbot Place, Bay Shore, NY (0500-438.00-03.00-149.000)
- 6:30 P.M. (624-22) J RICHMAN and R GORDON TRUSTEES, ELISSA WERNICK FAMILY TRUST** - permission to reconstruct dwelling in conforming location and to install decking leaving front yard of 18.5 feet instead of required 25 feet, side yards of 6.2 feet and 14.5 feet instead of required 15 feet each and to install outdoor shower on decking leaving rear yard of 10.3 feet instead of required 15 feet, all having floor area ratio of 39.8% instead of permitted 30%, Res. AAAB District, west side of Keough Walk (#22), 300 feet south of Central Walk, Fair Harbor, NY (0500-492.00-05.00-008.000)
- 6:30 P.M. (625-22) HEM DEVELOPMENT II CORP.** - permission to subdivide lot into two parcels; Lot 1 - having lot width of 72.5 feet instead of required 100 feet and Lot 2 - having lot width of 72.5 feet instead of 100 feet, Res. AA District, north side of Palermo Street, 290 feet east of Nicoll Avenue, Central Islip, NY (0500-166.00-04.00-069.000)
- 7:00 P.M. (626-22) DENNIS P. PEREZ** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. B District, northeast corner of Emkay Street (#1499) and Spur Drive, Bay Shore, NY (0500-246.00-03.00-096.000)
- 7:00 P.M. (627-22) JOSE A. QUINTANILLA, LIDIA and JOSE QUINTANILLA** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, north side of Leahy Avenue (#29), 985.75 feet west of Wicks Road, Brentwood, NY (0500-114.00-02.00-015.000)
- 7:00 P.M. (628-22) JS 130 SUNRISE REALTY, LLC** - permission to install ground sign having sign area of 132 sq. feet instead of permitted 48 sq. feet, having height of 30 feet instead of permitted 15 feet and not having required front yard setback of 30 feet, Bus 3 District, south side of Sunrise Highway (#130), 664.94 feet east of Higbie Lane, Bay Shore, NY (0500-413.00-02.00-009.000)