

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, September 20, 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: 09/09/2022
Islip, New York

John M. Lorenzo, Chairman
Zoning Board of Appeals

- 6:00 P.M. (669-22)** **THOMAS and CARMELA ESPOSITO** - permission to leave greenhouse (14.9' x 15.3') having side yard of 1.4 feet instead of required 4 feet, Res. AA District, north side of Little Lane (#7), 122 feet east of Village Lane, Hauppauge, NY (0500-015.00-03.00-052.000)
- 6:00 P.M. (670-22)** **BRIAN and JAIMIE DORN** - permission to leave inground pool with waterfall having side yard of 12 feet instead of required 14 feet and shed having side yard and rear yard of 3.2 feet instead of required 4 feet each, Res. A District, south side of Myson Street (#22), 591.36 feet west of Spruce Avenue, West Islip, NY (0500-414.00-03.00-009.000)
- 6:00 P.M. (671-22)** **ERIC and JEANNETTE LUBIN** - permission to leave semi-inground pool having side yard of 13 feet and rear yard of 9.1 feet instead of required 14 feet each, 2 sheds having side yard of 1 foot and 1.5 feet instead of required 2 feet each and patio on side property line not having required setback of 4 feet, Res. A District, northeast corner of Craig Place (#52) and Craig Road, Islip Terrace, NY (0500-276.00-01.00-008.000)
- 6:00 P.M. (672-22)** **NICHOLAS and ELIZABETH FARRARA** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. B District, west side of Oak Neck Road (#705), 80 feet north of Seventh Street, West Islip, NY (0500-438.00-01.00-008.000)
- 6:00 P.M. (673-22)** **JOSE and MARIA GOMEZ** - permission to leave above ground pool having second front yard of 22.8 feet instead of required 27 feet and rear yard of 10.8 feet instead of required 14 feet, pool patio on side property line not having required setback of 4 feet and pool filter having second front yard of 14 feet instead of required 27 feet, Res. A District, northeast corner of Illinois Avenue (#1459) and Kentucky Avenue, Bay Shore, NY (0500-268.00-02.00-036.000)

- 6:00 P.M. (674-22)** **ANTHONY J. and LAUREN F. DEMEO** - permission to leave pool deck on side and rear property lines not having required setback of 10 feet each, shed on side property line not having required setback of 2 feet and driveway on side property line not having required setback of 4 feet, Res. B District, west side of Carll Drive (#1080), 102.48 feet north of Damyon Street, Bay Shore, NY (0500-390.00-02.00-045.000)
- 6:00 P.M. (675-22)** **LANCE T. AMLINGER and JESSICA D. SOTIS** - permission to leave second story deck having side yard of 10.1 feet instead of required 14 feet, inground pool having side yard of 8 feet instead of required 10 feet, hot tub having side yard of 7 feet instead of required 10 feet, pool patio having side yards of 3 feet instead of required 6 feet each, patio on side property line not having required setback of 4 feet, retaining wall and counter on patio on side property lines not having required setback of 4 feet each, shed on property line not having required setback of 2 feet and driveway having front yard occupancy of 75% instead of permitted 35%, Res. B District, east side of Adams Place (#61), 185.26 feet north of Hunter Avenue, West Islip, NY (0500-363.00-01.00-086.001)
- 6:00 P.M. (676-22)** **JOHN and PATRICIA FLYNN** - permission to leave walled gravel area having side yard of 2 feet instead of required 4 feet and to leave shed not having 20 feet behind front line dwelling, Res. A District, north of Bretton Road (#109), 735.54 feet west of Woodbury Road, Hauppauge, NY (0500-039.00-03.00-077.000)
- 6:00 P.M. (677-22)** **DIANA FERNANDEZ** - permission to leave pool patio having front yard (through lot) of 0.7 feet instead of the required 19 feet, pool equipment having front yard of 8.5 feet and shed having front yard of 12.5 feet instead of the required 25 feet each and to leave driveway on the side property line not having required setback of 4 feet, Res. A District, west side of Elayne Avenue (#1328), 172.13 feet south of Idaho Street (through lot to Penataquit Avenue), Bay Shore, NY (0500-317.00-01.00-003.000)
- 6:00 P.M. (678-22)** **RAFAEL RODRIGUEZ and GENINE TRAINA** - permission to leave inground pool having second front yard of 20.2 feet instead of required 27 feet, pool patio having second front yard of 5 feet instead of required 22 feet and rear yard of 5 feet instead of required 6 feet, pool equipment having second front yard of 10 feet instead of required 27 feet and 6 foot fence having front yard of 2 feet instead of required 10 feet, Res. A District, northeast corner of Cynthia Lane (#3) and Marilyn Street, East Islip, NY (0500-374.00-01.00-004.000)

- 6:00 P.M. (679-22)** **JOSE and FANNY VASQUEZ** - permission to leave one story addition (10' x 15.3') resulting in floor area ratio of 32.7% instead of permitted 25%, deck (0.4' ht.) on side and rear property lines not having required setback of 4 feet each and rear yard landscaping of 38% instead of required 40%, Res. B District, northeast corner of North Penataquit Avenue (#141) and Tillie Street, Bay Shore, NY (0500-342.00-02.00-015.000)
- 6:00 P.M. (680-22)** **CESAR W. PONCE and CESAR W. PONCE-COLOMA** - permission to leave awning (11' x 17') having rear yard 15 feet instead of required 25 feet and driveway having side yard of 0.8 feet instead of required 4 feet, Res. A District, north side of Poplar Place (#19), 143.75 feet west of Manor Lane, Bay Shore, NY (0500-288.00-02.00-019.003)
- 6:00 P.M. (681-22)** **NIXSON R. GONZALES and JUDITH N. O'BRIEN HEETNER** - permission to leave accessory structure (15.3' x 44.3') having side yard of 7.6 feet instead of required 10 feet and shed with 2 awnings having side yard of 3 feet instead of required 4 feet, Res. AA District, west side of Connetquot Avenue (#1194), 201 feet north of Allwood Avenue, Central Islip, NY (0500-123.00-02.00-031.000)
- 6:00 P.M. (682-22)** **MATTHEW and BRIANA DEVITO** - permission to leave shed having second front yard of 7.2 feet instead of required 27 feet and not having 20 feet behind front line of dwelling, pool patio on side property line not having required setback of 6 feet and 6-foot fence having front yard of 3.6 feet instead of required 10 feet, Res. A District, southwest corner of Driftwood Drive (#187) and Snedecor Avenue, West Islip, NY (0500-478.00-03.00-018.000)
- 6:00 P.M. (683-22)** **KENNETH M. WOODS** - permission to leave patios on side and rear property lines not having required setback of 4 feet each, Res. A District, north side of Anne Lane (#21), 738.65 feet west of Wheeler Road, Central Islip, NY (0500-077.00-02.00-055.000)
- 6:30 P.M. (684-22)** **LAWRENCE W. KALEITA and LAURA M. INDELICATO** - permission to erect second story addition (24.1' x 29.5') with cantilever overhang leaving front yard of 23.5 feet instead of required 25 feet, Res. B District, north side of West Conlu Drive (#13), 303.21 feet east of Adam Street, East Islip, NY (0500-321.00-02.00-061.000)
- 6:30 P.M. (685-22)** **KRISTY A. and JAMES M. FOLKS, JR.** - permission to install decking adjacent to bulkhead on side and rear property lines not having required setback of 4 feet each and to install raised pool patio leaving rear yard of 7.9 feet instead of required 10 feet, Res. A District, west side of Sunset Drive (#60), 1,320 feet south of Montauk Highway, Sayville, NY (0500-408.00-02.00-014.000)

6:30 P.M. (686-22) STEVEN C. and LISA MARIE VERDI - permission to leave pool patio having side yard of 1.6 feet and rear yard of 2.26 feet instead of required 6 feet each, hot tub having side yard of 1.6 feet instead of required 10 feet, second story deck having side yard of 9.8 feet instead of required 14 feet and pond in front yard instead of required rear yard, Res. B District, north side of Ontario Street (#219), 500 feet west of Haven Avenue, Ronkonkoma, NY (0500-031.00-02.00-034.000)

6:30 P.M. (687-22) MICHAEL MASTRANGELO - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. AA District, east side of Locust Avenue (#677), 463.30 feet north of West Golf Street, Bohemia, NY (0500-255.00-02.00-048.000)

6:30 P.M. (688-22) JOHN TYLER - permission to leave entrance platform having front yard of 13 feet instead of required 25 feet, to leave first floor elevation at 12.3 feet instead of permitted 8 feet, to leave decking having side yard of 5.8 feet instead of required 14 feet, total side yards of 15.8 feet instead of required 28 feet and rear yard of 21 feet instead of required 25 feet, Res. B District, west side of Inlet View (#13), 232.92 feet north of Bay Place, Bay Shore, NY (0500-395.00-03.00-026.000)

6:30 P.M. (689-22) ANGELA COLETTA - permission to leave enclosed porch (14' x 20') having rear yard of 15 feet instead of required 25 feet and floor area ratio of 34.3% instead of permitted 25%, pool pavers having side and rear yards of 2 feet instead of required 6 feet each and pavement on side and rear property lines not having required setback of 4 feet each, Res. B District, northwest side of Avis Drive (#57), 121.73 feet north of Lexington Avenue, Holbrook, NY (0500-067.00-01.00-007.000)

6:30 P.M. (690-22) NIKOLAS DESENA - permission to erect one story addition with balcony leaving side yard of 9 feet instead of required 14 feet, one story addition with balcony leaving front yard of 35.5 feet instead of required 40 feet and side yard of 12.6 feet instead of required 14 feet, 2 one story additions and second story addition, all having total side yards of 23 feet instead of required 28 feet and floor area ratio of 32.68% instead of permitted 25%, to leave pool patio having side yard of 4.4 feet instead of required 6 feet and driveway having front yard occupancy of 58.7% instead of permitted 35%, Res. A District, west side of Cutter Court (#23), 333.76 feet south of Viking Drive, West Islip, NY (0500-483.00-02.00-050.000)

Adjourned from August 16, 2022

6:30 P.M. (585-22) MICHAEL MAFFETTONE - permission to erect 2 story addition (32' x 46' Irrg.) leaving side yard of 5.05 feet instead of required 18 feet and total side yards of 22.45 feet instead of required 36 feet, Res. AA District, east side of East Bayberry Road (#213), 1,958.19 feet south of Elder Road, Islip, NY (0500-462.00-01.00-013.000)

7:00 P.M. (691-22) BAY-ISLIP ASSOCIATES - permission to convert free-standing bank to fast-food restaurant with drive-through service on lot having area of 27,886 sq. feet instead of required 40,000 sq. feet, Bus 3 District, south side of East Main Street (#430), 459.52 feet west of Saxon Avenue, Bay Shore, NY (0500-369.00-01.00-034.000)

7:00 P.M. **105 DIAMOND CORP.** - permission to erect two story dwelling on lot having improved road frontage of 20 feet instead of required 75 feet and to erect retaining walls (2' ht.) leaving rear yard of 2 feet instead of required 4 feet, Res. B District, west terminus of Ardee Avenue, 180 feet north of Paul Place, Ronkonkoma, NY
(692-22) (0500-033.00-03.00-042.000)