

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, October 11, 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: 09/23/2022
Islip, New York

John M. Lorenzo, Chairman
Zoning Board of Appeals

- 6:00 P.M. (708-22)** **HAMDY ELKHOLY** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. A District, east side of Edgewood Avenue (#179), 302.66 feet north of Shelter Road, Ronkonkoma, NY (0500-030.00-03.00-028.000)
- 6:00 P.M. (709-22)** **JASON and JENNIFER KURZ** - permission to leave retaining walls on side property lines not having required setback of 4 feet each, Res. A District, south side of Joan Street (#406), 105 feet east of 9th Avenue, Ronkonkoma, NY (0500-103.00-01.00-016.003)
- 6:00 P.M. (710-22)** **EDGARDO MEDINA** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. AA District, east side of Maple Place (#27), 700 feet north of Oak Street, Central Islip, NY (0500-143.00-02.00-079.000)
- 6:00 P.M. (711-22)** **ELWIN FERNANDEZ and JOSE V. GUERRERO** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, to leave egress window having side yard of 8.5 feet instead of required 14 feet, shed having side yard of 3 feet instead of required 4 feet and driveway having front yard occupancy of 68.6% instead of permitted 35%, Res. A District, east side of Wilson Boulevard (#665), 5,017.48 feet south of Kelly Avenue, Central Islip, NY (0500-206.00-01.00-009.000)

Adjourned from September 20, 2022

- 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 having rear yard of 1.7 feet instead of required 2 feet, shed on side property line not having required setback of 2 feet and not having 20 feet behind the front line of the dwelling 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. (712-22)** **WILLIAM and DOLORES CONLEY** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 and to leave driveway having side yard of 0.3 feet instead of required 4 feet, Res. A District, south side of Rosemary Place (#44), 300 feet west of Campbell Lane, East Islip, NY (0500-425.00-03.00-018.000)

- 6:00 P.M. (713-22) DANIEL and JAMIE PISANI** - permission to leave shed having rear yard of 1.4 feet instead of required 4 feet and shed having side yard of 0.2 feet instead of required 2 feet, Res. B District, east side of Washington Avenue (#95), 42 feet north of McKinley Street, Islip Terrace, NY (0500-296.00-01.00-064.000)
- 6:00 P.M. (714-22) RICHARD and LILLIAN BOCCHIERI** - permission to leave inground pool having rear yard of 13.9 feet instead of required 14 feet and shed not having 20 feet behind front line of dwelling, Res. A District, west side of Seabreeze Lane (#18), 627.72 feet northwest of Snedecor Avenue, West Islip, NY (0500-474.00-02.00-050.009)
- 6:00 P.M. (715-22) WOJCIECH and MALGORZATA E. BALDYGA** - permission to leave addition to detached garage (11.2' x 12') having side yard of 5.42 feet instead of required 10 feet and pool patio having rear yard of 1.5 feet instead of required 6 feet, Res. A District, north side of Sachs Street (#3), 75 feet east of Cassel Avenue, Bay Shore, NY (0500-415.00-03.00-035.000)
- 6:00 P.M. (716-22) MARY MACEDONIA** - permission to leave raised pool patio having side yard of 5 feet and rear yard of 6 feet instead of required 10 feet each, Res. B District, north side of Collington Drive (#313), 145.04 feet east of Port Avenue, Ronkonkoma, NY (0500-031.00-04.00-033.000)
- 6:00 P.M. (717-22) LEVIN ARTOLA-CANALES** - permission to leave inground pool having side yard of 13 feet instead of required 14 feet, pool patio having rear yard of 2 feet instead of required 6 feet and shed having side yard of 3.3 feet instead of 4 feet, Res. A District, west side of Lloyd Drive (#14), 170.32 feet northwest of Candlewood Road, Brentwood, NY (0500-226.00-01.00-019.000)
- 6:00 P.M. (718-22) EDGAR AUQUILLA and FABIAN AUQUILLA** - permission to leave one story addition (13' x 43') having side yard of 9.8 feet instead of required 14 feet and rear yard of 13 feet instead of required 25 feet, roof deck and stairs having side yard of 7 feet instead of required 14 feet and roofed-over entrance platform having front yard of 19 feet instead of permitted encroachment setback of 20 feet, all having floor area ratio of 27.9% instead of permitted 25% to leave patio and wall on rear property line not having required setback of 4 feet and to maintain rear yard landscaping of 21.7% instead of required 40%, Res. B District, west side of Lowell Avenue (#676), 403.66 north of Dawn Crescent, Central Islip, NY (0500-165.00-01.00-053.000)

- 6:00 P.M. (719-22) DANIEL and MELISSA LONGARO** - permission to leave above ground pool having second front yard of 7 feet instead of required 27 feet, pool deck having second front yard of 10.8 feet instead of required 22 feet, pool filter having second front yard of 6.25 feet instead of required 27 feet, shed having second front yard of 12 feet instead of required 27 feet and having 5 feet behind front line of dwelling instead of required 20 feet and 6 foot fence on property line not having required setback of 10 feet, Res. A District, southwest corner of 41st Street (#32) and Broadway Avenue, Islip, NY (0500-270.00-04.00-020.000)
- 6:00 P.M. (720-22) LUC MECHANICAL, INC.** - permission to leave 2-story detached garage (20.9' x 24.4') having side yard of 5 feet and rear yard of 6.3 feet instead of required 10 feet each and height of 18 feet instead of permitted 14 feet, to leave inground pool having side yard of 12.6 feet instead of required 18 feet, pool patio having side yard of 3.5 feet and on rear yard property line instead of required 6 feet each, and to maintain rear yard landscaping of 8% instead of permitted 40%, Res. AAA District, north side of Woodcrest Drive (#21), 130 feet west of Fairview Place, Hauppauge, NY (0500-013.00-02.00-005.000)
- 6:30 P.M. (721-22) WESTMINSTER UNITED PRESBYTERIAN CHURCH** - permission to install ground sign having sign area of 24 sq. feet instead of permitted 12 sq. feet, Res. A District, east side of Udall Road (#109), 62.77 feet north of Sylvia Drive, West Islip, NY (0500-414.00-03.00-004.001)
- 6:30 P.M. (722-22) ARTHUR W. and ELSIE Y. PALLOTTA** - permission to erect second story addition leaving front yard of 39.9 feet instead of required 40 feet and floor area ratio of 30% instead of permitted 25%, Res. A District, north side of Brashich Lane (#35), 100 feet north of Pearson Court, Bay Shore, NY (0500-440.00-01.00-010.000)
- 6:30 P.M. (723-22) DAVID BAGNATI and ROSEANN DeLUCA** - permission to erect first story and second story additions leaving side yard of 13.2 feet instead of required 14 feet and to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. B District, north side of E Manhasset Street (#357), 448.39 feet west of Connetquot Avenue, Islip Terrace, NY (0500-275.00-02.00-019.000)
- 6:30 P.M. (724-22) DANIEL and JENNIFER FRANCO** - permission to install pool leaving side yard of 14.5 feet instead of required 18 feet, to leave fish pond on side property line not having required 4 feet and retaining wall having rear yard of 0.3 feet instead of required 4 feet, Res. AA (278) District, north side of Nimbus Road (#50), 492 feet west of Foil Lane, Holbrook, NY (0500-196.00-03.00-053.000)
- 6:30 P.M. (725-22) DENNIS MICHEL and STELLA MICHEL** - permission to leave one story addition (8' x 18') having rear yard of 21.1 feet instead of required 25 feet and driveway on side property line not having required setback of 4 feet, Res. B District, west side of Atlantic Avenue (#16), 130 feet south of Montauk Highway, West Sayville, NY (0500-407.00-05.00-020.000)

6:30 P.M. (647-22) ALEX CASTRO - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, north side of Preston Street (#131), 212.12 feet west of Radcliff Drive, Brentwood, NY (0500-204.00-02.00-022.000)

6:30 P.M. (726-22) RIGOBERTO MONGE - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 and to leave second story deck having rear yard of 24 feet instead of required 25 feet, Res. AA District, northeast corner of Allwood Avenue (#166) and Connetquot Avenue, Central Islip, NY (0500-123.00-02.00-033.000)

6:30 P.M. (727-22) NELSON LEMA - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, east side of 4th Street (#63), 895.27 feet north of Fourth Street, Brentwood, NY (0500-183.00-04.00-018.000)

7:00 P.M. (728-22) MARIO REYES and JESUS CANALES MARROQUIN - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. B District, south side of Ash Street (#30), 325 feet east of Prospect Avenue, Central Islip, NY (0500-143.00-03.00-032.000)

Adjourned from September 20, 2022

7:00 P.M. (692-22) 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 (0500-033.00-03.00-042.000)

7:00 P.M. (729-22) ROBERT RAYMOND MUSACCHIO, ROGER R. and NANCY P. ROBICHAUD, TRUSTEES of the ROBICHAUD FAMILY IRREVOCABLE TRUST - permission to leave roof-over having side yard of 3 feet instead of required 14 feet and floor area ratio of 27% instead of permitted 25%, Res. B District, north side of Minnesota Avenue (#51), 180 feet east of Illinois Avenue, Bay Shore, NY (0500-317.00-01.00-063.000)