

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, January 24, 2023** at Town Hall West, 401 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: 01/13/2023
Islip, New York

Donald A. Rettaliata, Jr. Chairman
Zoning Board of Appeals

- 6:00 P.M. (041-23) FRANK and DIANA ROPPELT** - permission to leave patio having rear yard of 1.3 feet instead of required 4 feet, Res. AA District, east side of Millennium Court (#27), 933.23 feet east of Smithtown Avenue, Bohemia, NY (0500-191.00-02.00-046.012)
- 6:00 P.M. (042-23) DOMINIKA SHUPACK** - permission to erect one story addition leaving side yard of 17.4 feet instead of required 18 feet, total side yards of 32.4 feet instead of required 36 feet, to erect two story addition leaving side yard of 15 feet instead of required 18 feet, total side yards of 30 feet instead of required 36 feet, to leave driveway having side yard of 3 feet instead of required 4 feet, Res. AA District, west side of Central Avenue (#280), 1529 feet north of Church Street, Bohemia, NY (0500-193.00-01.00-003.000)
- 6:00 P.M. (043-23) LUZ M. NIEVES** - permission to leave driveway having side yard of 1 foot instead of required 4 feet, Res. A District, west side of Wicks Road (#288), 150 feet north of Garnet Drive, Brentwood, NY (0500-092.00-01.00-049.000)
- 6:00 P.M. (044-23) WILLIAM AND AMANDA CANTWELL** - permission to leave pool patio having side yard of 4 feet instead of required 6 feet and patio having side yard of 1 foot instead of required 4 feet, Res. A District, west side of Cutter Court (#27), 391.22 feet south of Viking Drive, West Islip, NY (0500-483.00-02.00-051.000)
- 6:00 P.M. (045-23) ISRAEL ARANA** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, north side of Lace Lane (#5), 414.83 feet south and east of McGowan Lane, Central Islip, NY (0500-077.00-04.00-042.000)
- 6:00 P.M. (046-23) RENE and MARIBEL MEDRANO** - permission to establish accessory apartment resulting in floor area ratio of 30.9% instead of the permitted 25% and to leave driveway having side yard of 1 foot instead of required 4 feet, Res. B District, west side of Hilltop drive (#140), 165 feet south of Sparrow Place, Brentwood, NY (0500-161.00-03.00-015.000)
- 6:00 P.M. (047-23) LUCIAN C. and GABRIELA PASCU** - permission to erect roofed-over entrance platform (6' x 7') leaving front yard of 24.6 feet instead of required 40 feet, Res. A District, north side of Montauk Highway (#609), 780 feet east of La Salle Place, Oakdale, NY (0500-380.00-01.00-143.000)

- 6:00 P.M. (048-23) MATTHEW BACILE and DANIELLE MALONE** - permission to erect one story addition (20' x 21.1') leaving side yard of 12.1 feet instead of required 14 feet, Res. B District, west side of Annandale Road (#56), 386.38 feet north of Glen Summer Road, Holbrook, NY (0500-195.00-02.00-003.000)
- 6:00 P.M. (049-23) OSMAN S. and ROSIBEL VELASQUEZ** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, east side of Freeman Avenue (#569), 125.56 feet north of Apple Street, Brentwood, NY (0500-186.00-02.00-125.000)
- 6:00 P.M. (050-23) MICHAEL and KELLY BACHETY** - permission to erect one story addition (10' x 20') leaving rear yard of 15.1 feet instead of required 25 feet and to leave shed (on concrete) having rear yard of 1 foot instead of required 4 feet, Res. B District, west side of McCall Avenue (#225), 140 feet south of Third Street, West Islip, NY (0500-469.00-02.00-026.000)
- 6:00 P.M. (877-22) CHRISTINA and RYAN PEMBROKE** - permission to leave 6 foot fence having second front yard of 5.3 feet instead of required 10 feet, Res. A District, northwest corner of Bayview Avenue (#204) and Harriet Road, Bayport, NY (0500-410.00-07.00-027.000)
- 6:00 P.M. (051-23) WILLIAM JR. and AMI SAVAS** - permission to leave above ground pool having side yard of 9.8 feet instead of required 10 feet, pool deck having side yard of 2.1 feet instead of required 14 feet, patio having side yard of 3.7 feet instead of required 4 feet and shed having rear yard of 0.8 feet instead of required 2 feet, Res. B District, east side of Pearl Street (#62), 98.98 feet south of Opal Street, Holbrook, NY (0500-175.00-02.00-108.001)
- 6:00 P.M. (052-23) SADIA HOLDINGS CORP.** - permission to leave second story addition having front yard of 20 feet instead of required 30 feet, rear yard of 9.8 feet instead of required 25 feet, and egress windows having front yard of 16.5 feet instead of permitted encroachment setback of 27 feet and rear yard of 6 feet instead of permitted encroachment setback of 22 feet, Res. A District, northeast corner of Laurel Drive (#25) and Logan Road, Brentwood, NY (0500-094.00-02.00-070.000)
- 6:00 P.M. (053-23) SADIA HOLDINGS CORP.** - permission to leave carport having side yard of 2.4 feet instead of required 18 feet, Res. AA District, west side of 1st Street (#126), 99.57 feet north of Fourth Avenue, Brentwood, NY (0500-160.00-01.00-025.000)

- 6:30 P.M. (054-23) ERIN M. and DEREK K. PERINO** - permission to erect roofed-over porch leaving front yard of 30.2 feet instead of required 40 feet, side yard of 7.6 feet instead of required 14 feet and total side yards of 26.6 feet instead of required 28 feet, Res. A District, west side of Pine Acres Boulevard (#1438), 43 feet south of Chestnut Drive, Bay Shore, NY (0500-289.00-01.00-086.000)
- 6:30 P.M. (055-23) TULSIDAS and AMRITA KZARTS** - permission to erect second story addition (8' x 21') leaving floor area ratio of 29.53% instead of permitted 25% and roofed-over entrance platform exceeding 3 feet in height having front yard of 23.2 feet instead of required 25 feet and to leave driveway having front yard occupancy of 49.06% instead of permitted 35%, Res. B District, south side of Half Mile Road (#102), 100.67 feet east of Hawthorne Avenue, Central Islip, NY (0500-079.00-02.00-002.000)
- 6:30 P.M. (056-23) 85 COMPASS WALK, LLC** - permission to reconstruct covered balcony on building occupied by nonconforming use leaving front yard of 5.3 feet, second front yard of 4.3 feet, side yard of 6.7 feet, and rear yard of 4.6 feet instead of the required 15 feet each, Bus 1 District, northeast corner of Compass Walk (#85) and Roadway, Robbins Rest, NY (0500-496.00-01.00-003.000)
- 6:30 P.M. (057-23) COASTLINE MANAGEMENT CORP.** - permission to install ground sign having sign area of 27 sq. feet instead of permitted 23.9 sq. feet, having electronic message center where flashing, revolving, moving, sound-producing or animated signs are prohibited, Ind 1 District, west side of Lakeland Avenue (#1580), 503 feet north of MacArthur Avenue, (through lot to Walnut Avenue), Bohemia, NY (0500-171.00-02.00-026.000)
- 6:30 P.M. (058-23) JOSEPHINE JEAN FRANCOIS** - permission to to leave two-story addition (18.6' x 22.3' lrrg.) resulting in floor area ratio of 25.66% instead of permitted 25% and to establish accessory apartment pursuant to Islip Town Code Section 68-602 with apartment having gross floor area of 821 sq. feet instead of permitted 800 sq. feet, Res. A District, north side of Rigney Street (#115), 388.37 feet west of Radcliff Drive, Brentwood, NY (0500-204.00-02.00-044.000)

Adjourned from January 10, 2023

- 6:30 P.M. (020-23) GUY and JESSICA PIERRE** - permission to erect second story addition (12' x 22') and to leave roofed-over patio (15' x 20') having rear yard of 23.9 feet instead of required 25 feet, resulting in floor area ratio of 37.2% instead of permitted 25%, to leave above ground pool having side yard of 7.7 feet and rear yard of 8.6 feet instead of required 10 feet each, pool deck having side yard of 2.7 feet instead of required 14 feet and rear yard of 3.8 feet instead of required 25 feet, shed having side yard of 3.4 feet and rear yard of 3.3 feet instead of required 4 feet each and driveway having side yard of 1.7 feet instead of required 4 feet, Res. B District, south side of Bening Lane (#20), 449.91 feet east of Grundy Avenue, Holbrook, NY (0500-129.00-03.00-104.000)

6:30 P.M. (059-23) **LIGHTHOUSE SHORES, LLC** - permission to erect second story addition leaving front yards of 16.6 feet and 17.9 feet instead of required 25 feet each, GSE District, west side of northern terminus of East Lighthouse Walk (#110), through lot to West Lighthouse Walk, Kismet, NY (0500-491.00-01.00-011.000)