

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, March 14, 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: 03/03/2023
Islip, New York

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

6:00 P.M. (172-23) KAVEN HENRY - permission to establish two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. B District, northwest corner of Hancock Road (#36) and North Madison Avenue, West Islip, NY (0500-361.00-02.00-083.000)

6:00 P.M. (173-23) PETER C. HIBBERT JR - permission to leave shed (8.3' x 16.2') having rear yard of 0.6 feet instead of required 4 feet, Res. A District, east side of Gladstone Avenue (#31), 230 feet north of Lewis Place, West Islip, NY (0500-468.00-05.00-017.000)

Adjourned from July 26, 2022

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)

6:00 P.M. (174-23) PATRICIA and MICHAEL VEGA - permission to leave above ground pool having side yard of 14 feet instead of required 18 feet, Res. AA District, east side of Grand Boulevard (#65), 183 feet north of Beverly Street, Islip, NY (0500-271.00-02.00-051.000)

6:00 P.M. (175-23) WILLIAM and AMY HOPE - permission to leave inground pool not having 4 feet behind front line of dwelling, pool patio having front yard of 30 feet instead of required 40 feet and rear yard of 3.3 feet instead of required 6 feet, retaining wall having rear yard of 3.3 feet and patio on rear property line not having required setback of 4 feet each, Res. A District, south side of Locust Street (#52), 887.44 feet west of McConnell Avenue, Bayport, NY (0500-358.00-02.00-023.000)

- 6:00 P.M. (176-23) REGINALD C. ROBINSON, JR.** - permission to leave roofed-over entrance platform (5' x 6') having front yard of 21.4 feet instead of required 40 feet and driveway on side property line not having required setback of 4 feet, Res. B District, south side of 20th Avenue (#34), 334 feet east of Emkay Street, Bay Shore, NY (0500-246.00-03.00-068.000)
- 6:00 P.M. (177-23) MANUEL and MARIA LOURDES PINHO** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 and to leave driveway having side yard of 2 feet instead of required 4 feet, Res. AA District, south side of Vanderbilt Avenue (#72), 207.57 feet east of Calebs Path, Central Islip, NY (0500-076.00-04.00-029.000)
- 6:00 P.M. (178-23) ROGELIO D. RAMOS AGUILAR and JESSYCA D. ESCALANTE** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, with driveway not meeting engineering specifications and having two front doors, where a maximum of one visible front door is permitted, Res. B District, south side of Walter Street (#40), 315 feet west of Henderson Place, Brentwood, NY (0500-092.00-02.00-025.000)
- 6:00 P.M. (179-23) GEORGE and GLORIA HOERNING** - permission to leave inground pool having rear yard of 10.9 feet instead of required 14 feet, pool patio having rear yard of 5 feet instead of required 6 feet and shed not having 20 feet behind front line of dwelling, Res. A District, northeast corner of Timberpoint Road (#71) and Matinecock Lane, East Islip, NY (0500-399.00-02.00-017.000)
- 6:00 P.M. (180-23) KRZYSZTOF and BOZENA SOBOTKO** - permission to leave shed with roof-over having side yard of 3.1 feet and rear yard of 2.3 feet instead of required 4 feet each, with attached platform having side yard of 1 foot instead of required 4 feet, shed having 13 feet behind front line of dwelling instead of required 20 feet and driveway having front yard occupancy of 42% instead of permitted 40%, Res. B District, west side of Rosevale Avenue (#580), 116.75 feet south of Victory Drive, Ronkonkoma, NY (0500-009.00-04.00-123.001)
- 6:00 P.M. (181-23) ERIC and ALYSSA CAMINATI** - permission to leave patio having side yard of 2.1 feet instead of required 4 feet and driveway having front yard occupancy of 69% instead of permitted 40%, Res. A District, west side of Patricia Avenue (#1128), 1,125 feet south of Celia Street, West Islip, NY (0500-437.00-01.00-008.000)
- 6:00 P.M. (182-23) FRANK and JACQUELINE MAZZARONE** - permission to leave patio on side property line not having required setback of 4 feet and shed not having 20 feet behind front line of dwelling, Res. A District, west side of Sunset Drive (#22), 490 feet south of Montauk Highway, Sayville, NY (0500-408.00-02.00-023.000)

Adjourned from November 15, 2022

- 6:00 P.M. (845-22) MICHELE AIELLO** - permission to erect pavilion (14' x 16') leaving second front yard of 8 feet instead of required 27 feet, Res. A District, northwest corner of Keswick Drive (#168) and Tracy Lane, East Islip, NY (0500-427.00-01.00-002.000)

- 6:00 P.M. (183-23) UNIQUE HOLDINGS OF OAKDALE, LLC** - permission to erect accessory building with attached roof-over (20' x 42.7') leaving side yard of 4 feet instead of required 10 feet, Res. AA District, northwest corner of Union Street (#891) and Walnut Avenue, Bohemia, NY (0500-190.00-03.00-036.000)
- 6:30 P.M. (184-23) DEBORAH J. MOLINARI** - permission to leave decking having front yard of 6.8 feet and rear yard of 8.3 feet instead of required 15 feet each, side yard of 2.6 feet instead of required 5 feet, shed with shower having rear yard of 8.3 feet instead of required 10 feet and arbor having front yard of 4.5 feet instead of required 60 feet, Res. BAA District, east side of Pine Walk (#7), 80 feet south of Central Walk, Fair Harbor, NY (0500-492.00-02.00-044.000)
- 6:30 P.M. (185-23) ROSA MAZARIEGOS and EDGAR ALVARADO UMANZOR** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. B District, southwest corner of Cinnamon Street (#74) and Branch Avenue, Central Islip, NY (0500-140.00-02.00-019.000)
- 6:30 P.M. (186-23) JEFFREY LEWIS and KARIN MILLER-LEWIS** - permission to erect deck (23.9' x 25.6') leaving side yard of 6.6 feet instead of required 15 feet, Res. BAA District, northwest corner of Sloop Walk (#5) and Club Walk, Summer Club Condo, NY (0500-496.00-02.00-008.066)
- 6:30 P.M. (187-23) MICHAEL G. and JENNIFER L. KANE** - permission to erect one story addition leaving front yard of 35 feet instead of required 40 feet, two story addition and roofed-over patio leaving side yard of 11.1 feet instead of required 14 feet, having floor area ratio of 34.4% instead of permitted 25%, to leave driveway having side yard of 2.5 feet instead of required 4 feet and front yard occupancy of 36% instead of permitted 35% and to leave rear yard landscaping of 25.2% instead of permitted 40%, Res. A District, south side of Arcadia Drive (#361), 160 feet east of Spruce Avenue, West Islip, NY (0500-414.00-02.00-050.000)
- 6:30 P.M. (188-23) MICHAEL and DANA MURPHY** - permission to erect one story dwelling leaving first floor elevation of 13.5 feet instead of permitted 13 feet, front yard of 23.5 feet instead of required 25 feet, side yard of 7.5 feet instead of required 10 feet, rear yard of 20.5 feet instead of required 25 feet, to erect decking leaving side yard of 10 feet and rear yard of 12.6 feet instead of required 15 feet each, all having floor area ratio of 41.74% instead of permitted 30%, Res. BAA District, southeast corner of Sloop Walk (#20) and Central Roadway, Summer Club Condo, NY (0500-496.00-02.00-008.055)

- 6:30 P.M. (189-23) HOWARD and VICKI RAPHAELSON** - permission to erect one story dwelling leaving first floor elevation of 15.1 feet instead of permitted 14 feet and to install mechanical platform leaving rear yard of 11.8 feet instead of required 15 feet, all having floor area ratio of 44.1% instead of permitted 30%, Res. BAA District, east side of Schooner Walk (#36), 450 feet south of Central Roadway, Summer Club, NY (0500-496.00-02.00-008.087)
- 6:30 P.M. (190-23) BOLLA EM REALTY, LLC** - permission to erect one story addition leaving arterial highway setback of 29.6 feet instead of required 50 feet, to erect 6 foot fence leaving front yard of 0.5 feet instead of required 15 feet, to erect canopy over menu board leaving front yard of 12.1 feet instead of required 35 feet, to install site lighting levels exceeding the illumination level limits and uniformity requirements, to install canopy light fixtures with color temperature of 5,024K exceeding maximum permitted 4,000K and to install 2 facial signs where one facial sign is permitted, Bus 3 District, northwest corner of northwest corner of Sunrise Highway (#3239) and Bellmore Avenue, Islip Terrace, NY (0500-298.00-01.00-056.000)
- 6:30 P.M. (191-23) BOLLA EM REALTY, LLC** - permission to install 8 fuel dispensers instead of permitted 6, to install ground sign having sign area of 60 sq. feet with gas price section of 30 sq. feet instead of permitted sign area of 48 sq. feet with gas price section not to exceed 6 sq. feet, to install 6 facial signs on building where a maximum 4 facial signs are permitted, and to install 3 gas canopy signs where a maximum of 2 gas canopy signs are permitted, Bus 3 District, southeast corner of Suffolk Avenue (#400) and Wicks Road, Brentwood, NY (0500-136.00-03.00-038.001)
- 6:30 P.M. (192-23) BROOKLYN TIMBER LLC** - permission to leave two story dwelling having front yard of 49.9 feet instead of required 70 feet, Res. AAA District, southeast corner of Lincoln Boulevard (#259) and Hancock Place, Hauppauge, NY (0500-025.00-03.00-028.002)
- 6:30 P.M. (193-23) KMM PROPERTY SOLUTIONS INC** - permission to erect two story dwelling on lot having area of 9,066 sq. feet instead of required 11,250 sq. feet and having building envelope less than twice the area of proposed building footprint, leaving floor area ratio of 30.76% instead of permitted 25%, to maintain 55.43 cubic yards of surplus fill within floodplain, to create artificial slope of 14.6% instead of permitted 5% and to install driveway having slope of 12% instead of permitted 8%, Res. A District, west side of Bayview Avenue (#198), 93.7 feet north of Harriet Road, Bayport, NY (0500-410.00-07.00-028.000)

Adjourned from March 10, 2020

7:00 P.M. (231-20) A.M.K. HOMES CORP - permission to leave enclosed porch having side yard of 7.7 feet instead of required 25 feet, cellar entrance having side yard of 10 feet instead of permitted encroachment setback of 19 feet, shed having front yard of 41.8 feet and a/c units having front yard of 47 feet instead of required 55 feet each, to reconstruct driveway and parking area leaving front yard occupancy of 60.4% of primary front instead of permitted 35% and to relocate 6 foot fence to second front property line not having required setback of 10 feet, Res. AAA District, southeast corner of Washington Avenue (#63) and Rita Drive, Brentwood, NY (0500-116.00-02.00-010.001)