

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, June 20, 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: 06/09/2023
Islip, New York

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

- 6:00 P.M. (417-23) KWOK LEUNG and YAN QING YU** - permission to leave shed having rear yard of 2.7 feet instead of required 4 feet, Res. B District, northwest corner of Brentwood Road (#1318) and Nevada Avenue, Bay Shore, NY (0500-317.00-01.00-069.000)
- 6:00 P.M. (418-23) JENNIFER and JOSEPH A. TAORMINA, III** - permission to leave pool patio having side yard of 4.5 feet and pool equipment having side and rear yard of 5 feet instead of required 6 feet each, Res. A District, west side of Meroke Lane (#114), 525 feet south of Manistee Lane, East Islip, NY (0500-400.00-01.00-021.000)
- 6:00 P.M. (419-23) RYAN VERACKA** - permission to leave pool patio having rear yard of 5.4 feet instead of required 6 feet and second front yard of 25.5 feet instead of required 30 feet, Res. AA District, southwest corner of Pamoqua Lane (#60) and Tahlulah Lane, West Islip, NY (0500-473.00-02.00-041.000)
- 6:00 P.M. (420-23) JILLIAN R. GUILLEM and LAUREN A. GUILLEM** - permission to leave pool patio having side yard of 4 feet and pool equipment having side yard of 2 feet instead of required 6 feet each, Res. A District, south side of Easton Street (#408), 900.5 feet west of Fifth Avenue, Ronkonkoma, NY (0500-083.00-04.00-004.000)
- 6:00 P.M. (421-23) JUNIOR R. ESPINAL and CINDY CHICAS-FLORES** - permission to leave pool patio having side yard of 4 feet and pool equipment having side yard of 3 feet instead of required 6 feet each and to leave patio on side property line not having required setback of 4 feet, Res. AA District, north side of Orange Street (#83), 440 feet east of Ferndale Boulevard, Central Islip, NY (0500-229.00-01.00-061.000)
- 6:00 P.M. (422-23) HELEN NELSON** - permission to leave shed with attached deck having side yard of 1.6 feet instead of required 2 feet, Res. AA District, southwest corner of Walnut Avenue (#764) and Pat Court, Bohemia, NY (0500-256.00-01.00-005.002)

6:00 P.M. (423-23) JOHN and SUSAN GROSSETTO - permission to leave above ground pool having side yard of 10 feet instead of required 14 feet, retaining wall having side yard of 1 foot and driveway having side yard of 1.5 feet instead of required 4 feet each, Res. A District, south side of Johnson Avenue (#472), 497.09 feet east of May Court, Ronkonkoma, NY (0500-084.00-01.00-007.000)

6:00 P.M. (424-23) RAMON IRIZARRY, JR. - permission to leave pool patio having side yard of 5 feet and rear yard of 4.8 feet instead of required 6 feet each, pool equipment on rear property line not having required setback of 6 feet each and rear yard landscaping of 21.2% instead of required 40%, Res. A District, south side of 41st Street (#52), 305 feet east of Broadway, Islip, NY (0500-270.00-04.00-024.000)

6:00 P.M. (425-23) BEHAN CONSTRUCTION LLC - permission to leave roofline alteration having side yard of 12 feet instead of required 14 feet, Res. A District, west side of Gillette Avenue (#164), 200 feet south of Academy Street, Bayport, NY (0500-360.00-04.00-015.000)

6:00 P.M. (426-23) JAMES and BENITO SANTIARDO - permission to erect one-story addition (15' x 19.3') having side yard of 11 feet instead of required 14 feet, Res. A District, southwest corner of Terry Road (#1200) and Pleasant Street, Ronkonkoma, NY (0500-060.00-03.00-021.002)

Adjourned from April 25, 2023

6:00 P.M. (294-23) CAROLYN ROTH - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. AA District, southeast side of President Street (#23) 345 feet southwest of Ocean Avenue, Oakdale, NY (0500-303.00-02.00-023.000)

6:00 P.M. (427-23) KENNETH J. COSTA JR. - permission to leave shed not having 20 feet behind front line of dwelling and 6-foot fence having second front yard of 7 feet instead of required 10 feet, Res. A District, southeast corner of Keswick Drive (#101) and Manistee Lane, East Islip, NY (0500-400.00-04.00-030.000)

6:00 P.M. (428-23) TRACY NORMAN - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 and to leave pool patio having side and rear yard of 3 feet and pool equipment having side and rear yard of 2 feet instead of required 6 feet, Res. B District, south side of Columbine Avenue (#28), 512.96 feet east of Commack Road, Islip, NY (0500-294.00-01.00-055.000)

- 6:30 P.M. (429-23)** **100 EAST LIGHTHOUSE, LLC** - permission to erect second-story deck leaving side yard of 10 feet and first-floor deck leaving rear yard of 6.5 feet instead of required 15 feet each, to erect porch leaving front yard of 19 feet instead of permitted encroachment setback of 20 feet, resulting in floor area ratio of 33.33% instead of permitted 30%, Res. BAA District, west side of East Lighthouse Walk (#100), 300 feet north of Maple Court, Kismet, NY (0500-491.00-01.00-023.000)
- 6:30 P.M. (430-23)** **ANDREW and SUSAN PACE** - permission to install inground pool leaving side yard of 14 feet instead of required 18 feet, Res. AA District, east side of Pace Drive South (#202), 2,908.07 feet south of Old Pond Court, West Islip, NY (0500-484.00-04.00-013.002)
- 6:30 P.M. (431-23)** **TERMINUS PROPERTIES, INC.** - a special exception is requested pursuant to Islip Town Code Section 68-415(B) to extend a less restricted use into a more restrictive district by 68.4 feet, Ind 1 District / Res. A, north side of Montauk Boulevard (#30), 260 feet east of Oakdale Bohemia Road, Oakdale, NY (0500-326.00-01.00-023.003)
- 6:30 P.M. (432-23)** **STEVEN and SAMANTHA SNIDER** - permission to install inground pool leaving side yard of 10 feet and diving board having side yard of 6 feet instead of required 18 feet each, Res. AA District (278 Cluster), north side of Sejon Drive (#15), 94.94 feet south of Montauk Highway, Sayville, NY (0500-357.00-02.00-039.000)
- 6:30 P.M. (433-23)** **JAMES ESPOSITO** - permission to leave roofed-over entrance (6' x 10') having front yard of 30 feet instead of required 70 feet, Res. AAA District, east side of Hoffman Lane (#527), 814.1 feet south of Town Line Road, Hauppauge, NY (0500-005.00-02.00-009.001)
- 6:30 P.M. (434-23)** **TIGRE AUTO REPAIR, INC.** - permission to leave ground sign having sign area of 32 sq. feet instead of permitted 23.5 sq. feet, on front property line instead not having required setback of 13 feet and to leave cabinet-style facial sign, Bus 3 District, southeast corner of Montauk Highway (#1230) and Bay View Drive, Oakdale, NY (0500-352.00-03.00-018.000)
- 6:30 P.M. (435-23)** **LINDA BRESKIN** - permission to elevate 2.5-story dwelling, exceeding maximum permitted 2 stories, to erect one-story addition leaving rear yard of 23.8 feet instead of required 25 feet, to install decking leaving rear yard of 10 feet instead of required 15 feet, all having floor area ratio of 32.68% instead of permitted 30%, to install hot tub and above-ground pool leaving front yard of 41.6 feet, pool equipment leaving front yard of 31.3 feet and shed leaving front yard of 37 feet instead of required 60 feet each, Res. BAA District, west side of Beachwold Avenue (#5), 103 feet south of Bay View, Seaview, NY (0500-497.00-01.00-038.000)
- 6:30 P.M. (436-23)** **PAUL DIESU** - permission to subdivide lot into two parcels resulting in wetlands yield of 1.144 instead of required 2, with Lot 2 having yard slope areas of 6.4% and 11.7% instead of permitted 5%, Res. A District, west side of Adelhaide Lane (#62), 661.05 feet south of Montauk Highway, East Islip, NY (0500-371.00-03.00-071.000)

6:30 P.M. (437-23) **GERARD SENTOCHNIK and SUSAN RICHE** - permission to erect detached garage (24' x 32') not having 20 feet behind front line of dwelling and having side yard of 4 feet instead of required 10 feet and to leave shed not having 20 feet behind front line of dwelling, Res. AA District, west side of Beech Road (#6), 399.9 feet south of Elder Road, Islip, NY (0500-462.00-01.00-029.000)