

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, July 11, 2023** at Town Hall, 655 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. The hearing may be viewed live over the internet. Visit islipny.gov for details.

Dated: 06/30/2023
Islip, New York

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

6:00 P.M. (452-23) JON and KRISTINE WAGNER - permission to leave pool patio having rear yard setback of 5 feet instead of required 6 feet, Res. B District, northeast corner of Pearl Street (#3) and Grundy Avenue, Holbrook NY (0500-175.00-02.00-054.000)

6:00 P.M. (453-23) SCOTT and KIMBERLY COLLINS - permission to leave above ground pool having side yard of 12.8 feet instead of required 14 feet and gravel area on side and rear property lines not having required setback of 4 feet each, Res. A District, north side of Kime Avenue (#419), 292.44 feet east of Arbour Street, West Islip, NY (0500-336.00-01.00-004.000)

6:00 P.M. (454-23) BRIAN P. and ALISON MAHONEY - permission to leave roofed-over porch (6' x 28') having front yard of 21 feet instead of required 40 feet and driveway on side property line not having required setback of 4 feet, Res. AA District, north side of Twin Bark Avenue (#465), 950 feet east of Hummel Avenue, Holbrook, NY (0500-108.00-03.00-061.000)

6:00 P.M. (455-23) DINA BRANDENSTEIN - permission to leave roofed-over patio attached to detached garage having rear yard of 0.7 feet instead of required 10 feet and patio having rear yard of 0.7 feet instead of required 4 feet, Res. A District, northeast corner of East Bay Drive (#865) and Bay 9th Street, West Islip, NY (0500-483.00-01.00-074.001)

6:00 P.M. (456-23) CHRISTOPHER and LINDSEY SFORZA - permission to erect second story addition (24.6' x 31.7') leaving side yard of 11.7 feet instead of required 14 feet and to leave enclosed cellar entrance having side yard of 7.7 feet instead of required 14 feet, Res. B District, east side of West 1st Street (#171), 100 feet south of Victory Drive, Ronkonkoma, NY (0500-009.00-04.00-119.000)

Adjourned from May 23, 2023

6:00 P.M. (371-23) OSCAR TURNER - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, to leave two-story addition (11.1' x 31' Irrg.) resulting in floor area ratio of 38.6% instead of permitted 25%, shed having side yard of 1.8 feet instead of required 2 feet, patio having side yard of 2 feet instead of required 4 feet, 35.7% rear yard landscaping instead of required 40%, driveway having side yard of 3.7 feet instead of required 4 feet and front yard occupancy of 43% instead of permitted 40%, Res. B District, east side of Owens Street (#31), 155 feet south of 10th Avenue, Brentwood, NY (0500-202.00-01.00-057.000)

Adjourned from October 29 and December 3, 2019

6:00 P.M. (807-19) CHRISTOPHER and BRITTANY CATALANO - permission to leave roofed-over pool equipment having side yard of 7.7 feet instead of required 14 feet and outdoor kitchen and patio having side yard of 1.5 feet instead of required 4 feet, Res. A District, west side of Pace Drive South (#176), 4,183.72 feet south of Montauk Highway, West Islip, NY (0500-484.00-04.00-005.000)

6:00 P.M. (457-23) ROBERT and LINDA SUDANO - permission to leave addition to detached garage (12.5 x 13') having side yard of 3.3 feet instead of required 4 feet and hot tub having side yard of 7.2 feet and rear yard of 9.8 feet instead of required 14 feet each, Res. A District, south side of Maple Street (#924), 259 feet east of Walnut Avenue, Bohemia, NY (0500-234.00-01.00-068.003)

6:00 P.M. (458-23) ELVIS O. REYES and ESMERALDA Y. CUADRA REYES - permission to erect roofed-over porch (6' x 15') leaving front yard of 18 feet instead of permitted encroachment setback of 34 feet, one-story addition (8' x 18') leaving front yard of 24 feet instead of required 40 feet, second story addition (16.3' x 23') leaving side yard of 16.9 feet instead of required 18 feet and to leave shed having rear yard of 2 feet instead of required 4 feet, Res. AA District, south side of Second Avenue (#36), 100 feet east of Fourth Street, Brentwood, NY (0500-160.00-02.00-002.000)

6:00 P.M. (459-23) JOSEPH M. and DESIREE I. DENNIS - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 and to leave driveway on side property line not having required setback of 4 feet, Res. AAA (278) District, west side of Church Road (#155), 243.5 feet north of Leaside Drive, Great River, NY (0500-427.00-02.00-015.000)

- 6:00 P.M. (460-23)** **LIZA CIPOLLA** - permission to leave pond having rear yard of 10.6 feet instead of required 18 feet, patio on rear property line not having required setback of 4 feet, air conditioning unit having front yard of 8.3 feet and pool equipment having front yard of 8.5 feet instead of required 55 feet each and driveway having proportionate front yard occupancy of 48% instead of permitted 40%, Res. AAA (278) District, southeast corner of The Helm (#21) and Hollins Lane, East Islip, NY (0500-446.00-01.00-006.000)
- 6:00 P.M. (461-23)** **ANTHONY V. and JANET PEPE** - permission to relocate detached garage having height of 17.5 feet instead of permitted 14 feet, Res. AA District, west of Secatogue Lane (#230), Montauk Highway, West Islip, NY (0500-473.00-04.00-012.000)
- 6:30 P.M. (462-23)** **SCOTT and BRIDGET LENNON** - permission to leave chicken coop (12.3' x 34.2') having rear yard of 5.5 feet and side yard of 8.6 feet instead of required 10 feet each and semi-inground pool having side yard of 13.8 feet instead of required 18 feet, Res. AAA District, west side of Bayview Avenue (#136), 130 feet south of White Oak Lane, East Islip, NY (0500-424.00-02.00-042.000)
- 6:30 P.M. (463-23)** **ARUBA HOLDINGS, LLC** - permission to erect 2-story dwelling leaving floor area ratio of 30.2% instead of permitted 25%, Res. AAA District, north side of Milmay Avenue, 592.21 feet east of Blydenburgh Road, Hauppauge, NY (0500-027.00-02.00-019.001)
- 6:30 P.M. (464-23)** **KIMCO BAYSHORE, LLC** - permission to install institutional facial sign having area of 72 sq. feet instead of permitted 16 sq. feet and secondary facial sign having area of 72 sq. feet instead of permitted 8 sq. feet, both having height of 14 feet instead of permitted 12 feet, Bus 3 District, north side of Sunrise Highway (#1871), 317.27 feet east of Brentwood Road, Bay Shore, NY (0500-317.00-01.00-111.000)
- 6:30 P.M. (465-23)** **TOWN OF ISLIP COMMUNITY DEVELOPMENT AGENCY** - permission to erect second story addition leaving front yard of 24.6 feet instead of required 25 feet, side yard of 12.4 feet instead of required 14 feet, total side yards of 27.5 feet instead of required 28 feet and floor area ratio of 29.2% instead of permitted 25%, Res. B District, east side of Ferndale Boulevard (#95), 75 feet south of Oak Street, Islip, NY (0500-320.00-02.00-065.000)
- 6:30 P.M. (466-23)** **SUSAN SCHEER** - permission to erect two story dwelling and decking resulting in floor area ratio of 39.8% instead of permitted 30%, decking having side yard of 8 feet instead of required 15 feet and to install air conditioner unit for accessory structure leaving rear yard of 8.6 feet instead of required 10 feet, Res. BAA District, west side of Atlantic Walk (#7), 360 feet north of Central Walk, Seaview, NY (0500-497.00-01.00-017.000)

6:30 P.M. (467-23) DENNIS FERRO, JR., TRUSTEE of the DENNIS FERRO, JR. LIVING TRUST - permission to leave cabana having height of 16.17 feet instead of permitted 14 feet and having 3-piece bath in accessory structure where not permitted, pool equipment having side yard of 3.5 feet instead of required 6 feet, generator having side yard of 3.5 feet and air conditioning unit having side yard of 3.2 feet instead of required 4 feet each, Res. AA District, north side of River Road (#155), 300 feet east of Widgeon Court, Great River, NY (0500-450.00-02.00-014.001)

Adjourned from May 09, 2023

6:30 P.M. (337-23) EAST LIGHTHOUSE REALTY CORP - permission to install second story addition and erect second story decking, resulting in floor area ratio of 53.8% instead of permitted 30% and to erect first floor decking leaving side yard of 9 feet instead of required 15 feet, Res. BAA District, west side of East Lighthouse Walk (#14), 240 feet south of Cedar Court, Kismet, NY (0500-491.00-03.00-020.000)

7:00 P.M. (914-22) FRANK J. JOHNSTON - permission to leave above ground pool on lot having area of 9,701 sq. feet instead of required 12,000 sq. feet, having front yard of 25.5 feet instead of required 60 feet and side yard of 19.7 feet instead of required 25 feet, Res. BAA District, northwest terminus of Clipper Roadway (#10), 555 feet north of Central Walk, Corneille Estates, NY (0500-496.00-02.00-009.000)