

## 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 12, 2024** 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](http://islipny.gov) for details.

Dated: 03/01/2024  
Islip, New York

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

**6:00 P.M. (135-24) JUSTIN and DANIELLE MOORE** - permission to leave pool patio having side yard of 1.3 feet instead of required 6 feet and pool equipment having rear yard of 5.5 feet instead of required 6 feet, Res. A District, east side of Hubbs Avenue (#329) , 288.1 feet north of Lori Way Hauppauge, NY (0500-024.00-01.00-069.000)

**6:00 P.M. (136-24) MYRJEA MINDY DUMORNEY and VIKY ALEXIS** - permission to leave block walls on side property lines not having required setback of 4 feet each, Res. B District, west side of Cone Avenue (#8), 100 feet north of Palm Street, Central Islip, NY (0500-163.00-05.00-020.001)

**6:00 P.M. (137-24) MICHAEL and JOANNE INGHAM** - permission to leave shed having rear yard of 1.5 feet instead of required 2 feet and patio on rear property line not having required setback of 4 feet, Res. B District, northwest corner of Oak Neck Road (#501) and 5th Street, West Islip, NY (0500-457.00-01.00-006.000)

**6:00 P.M. (002-24) MARK KETCHAM and DANA ANNUNZIATO** - permission to leave roofed-over entrance platform resulting in floor area ratio of 26.7% instead of permitted 25% and patio having side yard of 3 feet instead of required 4 feet, Res. B District, west side of Willow Avenue (#86), 153.1 feet north of Raymond Street, Islip, NY (0500-396.00-04.00-078.000)

**6:00 P.M. (138-24) ROY and SUSMY R. MATHEWS** - permission to leave driveway having front yard occupancy of 43.6% instead of permitted 40%, Res. AAA District, west side of Thompson Drive (#918), 1,197.16 feet northwest of Manor Lane, Bay Shore, NY (0500-457.00-03.00-046.000)

### Adjourned from January 30, 2024

**6:00 P.M. (053-24) ROSA ESCOBAR** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, northeast corner of Pine Acres Boulevard (#1319) and Montauk Drive, Bay Shore, NY (0500-339.00-02.00-019.000)

- 6:00 P.M. (139-24) BAY SHORE TERMINALS, INC.** - permission to subdivide lot into two parcels; Lot 1 - to leave two-family dwelling on lot having area of 5,000 sq. feet where residential use is prohibited within industrial 1 district, to install driveway leaving side yard of 1 foot instead of required 4 feet, and Lot 2 - to leave 6-foot chain-link fence having front yard of 1.7 feet instead of required 15 feet, fencing in sight distance triangles and having barbed wire atop where prohibited, to leave shed having front yard of 1.9 feet instead of required 50 feet, to leave roof-over having front yard of 34.6 feet and canopy having front yard of 15.9 feet instead of required 50 feet each; canopy having height of 20.6 feet instead of permitted 18 feet and to leave curb cut on proposed subdivision line not having required setback of 10 feet, Ind 1 District, east side of Belford Avenue (#7), 109.46 feet south of Redington Street (through lot to Redmond Avenue), Bay Shore, NY (0500-368.00-01.00-030.003)
- 6:00 P.M. (140-24) JAWAD KHAN and SARWAT NAYAB** - permission to erect second story addition leaving side yard of 13.3 feet instead of required 14 feet and to leave driveway on side property line not having required setback of 4 feet, Res. B District, southeast corner of Busch Street (#50) and Pecan Street, Hauppauge, NY (0500-018.00-03.00-023.000)
- 6:00 P.M. (141-24) ANTHONY PASSAMANO** - permission to leave deck having second front yard of 9.9 feet instead of required 15 feet, Res. B District, northeast corner of Elliot Street (#45) and Milton Street, Islip, NY (0500-293.00-03.00-036.000)
- 6:00 P.M. (142-24) KARYEN RINCON and DIXON SANCHEZ** - permission to leave one-story addition (10.3' x 17.3') having rear yard of 16.3 feet instead of required 25 feet, roofed-over cellar entrance having side yard of 7.7 feet instead of required 14 feet and driveway having rear yard of 1 foot instead of required 4 feet, Res. B District, southwest corner of Westwood Boulevard (#1692) and Prospect Place, Bay Shore, NY (0500-199.00-02.00-018.000)
- 6:30 P.M. (143-24) LINDA BRESKIN** - permission to erect roofed-over porch (5' x 30.2') leaving front yard of 20 feet and balcony (2.5' x 26.2') leaving front yard of 22.6 feet instead of required 25 feet each, resulting in floor area ratio of 35.54% instead of permitted 30%, Res. BAA District, west side of Beachwold Avenue (#5), 102.79 feet south of Bay View Walk, Seaview, NY (0500-497.00-01.00-038.000 & 037.000)
- 6:30 P.M. (144-24) KIMBERLY FUSCALDO** - permission to erect second story addition leaving side yard of 13.5 feet instead of required 14 feet and front yard of 39 feet instead of required 40 feet, to leave portico having front yard of 36.1 feet instead of required 40 feet and addition to detached garage (12' x 20.1') having side yard of 3.3 feet instead of required 10 feet, all having floor area ratio of 28.8% instead of permitted 25%, to leave above-ground pool having side yard of 13.8 feet instead of required 14 feet, pool deck having side yard of 8.6 feet instead of required 10 feet, deck having side yard of 13.5 feet instead of required 14 feet and driveway on side property line not having required setback of 4 feet, Res. A District, west side of Beatrice Avenue (#18), 300 feet south of Rockaway Street, West Islip, NY (0500-363.00-02.00-050.000)

- 6:30 P.M. (145-24)** **GRACEWOOD ESTATES LLC** - permission to leave two ground signs having sign area of 19 sq. feet each where only one ground sign is permitted, Res. CA District, southwest corner of Winganhauppauge Road and Spur Drive South, Islip, NY (0500-249.00-02.00-038.011)
- 6:30 P.M. (146-24)** **CALEB HANIQUET** - permission to leave driveway on side property line not having required setback of 4 feet, Res. A District, south side of Wall Street (#12), 225.18 feet west of Carleton Avenue, East Islip, NY (0500-346.00-01.00-041.000)
- 6:30 P.M. (147-24)** **JOSE A. PADILLA MENDOZA** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, north side of Merrill Street (#129), 150 feet west of Marshall Avenue, Brentwood, NY (0500-135.00-01.00-099.000)
- 6:30 P.M. (148-24)** **LINDA MICUCCI** - permission to establish two family, family use only pursuant to Section 68-419.1, to erect roofed-over entry platform leaving side yard of 10.33 feet instead of required 14 feet, roofline alteration leaving side yard of 12 feet instead of required 14 feet and second story addition (27.5' x 31.3' Irrg.) all having floor area ratio of 32% instead of permitted 25%, to leave shed not having 20 feet behind front line of dwelling, pool patio having side yard of 0.4 feet instead of required 6 feet, patio having side yard of 1.4 feet instead of required 4 feet and patio having rear yard of 3.1 feet instead of required 4 feet, Res. B (278 Cluster) District, north side of Springmeadow Drive (#160), 171.72' east of Woodleigh Court, Holbrook, NY (0500-131.00-06.00-034.000)
- 6:30 P.M. (149-24)** **WILLIAM and LAUREN DEMUTH** - permission to erect one-story addition (13.5' x 24') leaving side yard of 5.25 feet instead of required 14 feet, total side yards of 21.95 feet instead of required 28 feet, to leave shed not having 20 feet behind front line of dwelling and driveway having side yard of 2.75 feet instead of required 4 feet, Res. A District, west side of Manor Lane (#980), 650 feet north of Seventh Street, Bay Shore, NY (0500-416.00-03.00-022.000)
- 6:30 P.M. (150-24)** **90 NICON REALTY, LLC** - permission to leave three walls: Wall #1 (2.8' ht.) - on rear property line not having required setback of 4 feet, Wall #2 (3.25' ht.) - having side yard of 3.3 feet instead of required 4 feet and Wall #3 (5.1' ht.) - having side yard of 1.6 feet instead of required 5.1 feet and to leave curb cut 1.4 feet from existing curb cut, not having required separation of 25 feet, Ind 1 District, west side of Nicon Court (#90), 252.2 feet south of Rabro Drive, Hauppauge, NY (0500-023.00-02.00-021.003)

**7:00 P.M. (082-24)** **ANGEL NELSON VELASQUEZ and MARIA VELASQUEZ** - permission to leave cellar entrance having side yard of 6.3 feet instead of permitted encroachment setback of 8 feet and driveway on side property line (currently encroaching) not having required setback of 4 feet, Res. B District, east side of Madison Avenue (#13), 168.2 feet north of Spruce Street, Brentwood, NY (0500-137.00-01.00-039.000)

**7:00 P.M. (151-24)** **128 JONES HOLLOW COMMONS LLC** - permission to leave one-story addition resulting in floor area ratio of 27.9% instead of permitted 25% and ground sign having sign area of 43 sq. feet instead of permitted 23 sq. feet and front yard of 2 feet instead of required 9.42 feet, GST District, west side of Carleton Avenue (#128), 84 feet south of Wall Street, East Islip, NY (0500-346.00-01.00-079.003)