

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 26, 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 for details.

Dated: 03/15/2024
Islip, New York

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

6:00 P.M. (167-24) JOYCE ANN BONVICINO - permission to leave shed having rear yard of 3.7 feet instead of required 4 feet and pool patio having side yards of 4.5 feet and 5.2 feet instead of required 6 feet each, Res. B (278) District, north side of Greenbelt Parkway West (#643), 1,304.93 feet east of Shadow Grove Lane, Holbrook, NY (0500-196.00-07.00-074.000)

6:00 P.M. (168-24) MATTHEW and MAUREEN FEDDERN - permission to leave hot tub having side yard of 13.4 feet instead of required 14 feet and pool deck having side yard of 9.5 feet instead of required 10 feet, Res. A District, east side of McConnell Avenue (#325), 350.77 feet north of Railroad Street, Bayport, NY (0500-358.00-01.00-012.001)

6:00 P.M. (169-24) AUD THORVALDSEN, LIFE ESTATE - permission to leave air conditioning unit in front yard not having required setback of 4 feet behind front line of dwelling, Res. AA District, south side of Woodland Drive (#40), 456.3 feet west of Seaman Avenue, Bayport, NY (0500-410.00-01.00-007.000)

6:00 P.M. (170-24) KERRY INSARDI - permission to install egress window leaving front yard of 26.7 feet instead of required 40 feet, Res. A District, south side of Brook Street (#226), 300 feet east of Academy Lane, Oakdale, NY (0500-380.00-01.00-081.000)

6:00 P.M. (171-24) PIETRINA N. DALBA - permission to erect one-story addition leaving front yard of 24.8 feet instead of required 25 feet, second-story addition and one-story additions all having floor area ratio of 29.8% instead of permitted 25% and to leave shed having rear yard of 1.7 feet instead of required 2 feet, Res. B District, east side of Franklyn Avenue (#831), 237.5 feet north of Thirteenth Street, Bohemia, NY (0500-257.00-01.00-040.000)

6:00 P.M. (172-24) CHRISTOPHER DIFRANZO - permission to erect second story addition leaving floor area ratio of 27.5% instead of permitted 25%, to leave above ground pool having rear yard of 5.9 feet instead of required 14 feet and pool equipment having rear yard of 1 foot instead of required 6 feet, Res. A District, north side of Viola Place (#9), 130.65 feet east of Fern Street, East Islip, NY (0500-347.00-03.00-035.000)

6:00 P.M. (173-24) JOSEPH F. FALCO, EVELYN FALCO, LIFE ESTATE - permission to erect one-story addition (12.33' x 22.75') leaving side yard of 9.7 feet instead of required 14 feet, total side yards of 21.7 feet instead of required 28 feet, front yard of 21.8 feet instead of required 25 feet, all having floor area ratio of 25.44% instead of permitted 25%, to install driveway leaving side yard of 2 feet instead of required 4 feet, to leave roofed-over entrance having front yard of 17.5 feet instead of required 25 feet, to leave accessory structure (16.2' x 21.5') having side yard of 2.6 feet and rear yard of 3.1 feet instead of required 4 feet each, and to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. B District, north side of East Madison Street (#23), 100 feet east of Division Avenue, East Islip, NY (0500-321.00-04.00-016.000)

6:00 P.M. (174-24) MARQUERITE DEANS KITTLES - permission to leave shed having side yard of 2 feet instead of required 4 feet and driveway and walkway on side property lines not having required setback of 4 feet each, having front yard occupancy of 80% instead of permitted 40%, Res. B District, south side of Bittermint Street (#28), 300 feet west of Ferndale Boulevard, Islip, NY (0500-320.00-02.00-033.000)

6:00 P.M. (175-24) CHRISTOPHER T. and DANIELLE TIMO - permission to erect detached garage (18' x 24') forward of dwelling not having required setback of 20 feet behind front line of dwelling, to leave 6-foot fence having front yard of 11.8 feet instead of required 15 feet and second front yard of 2.6 feet instead of required 10 feet, Res. AA District, southeast corner of 7th Street (#132) and Roosevelt Avenue, Bohemia, NY (0500-170.00-01.00-021.000)

6:00 P.M. (176-24) JAMES and ROBIN MCNEVIN - permission to leave patio on rear property line not having required setback of 4 feet and a/c unit having front yard of 17 feet instead of required 20 feet, Res. B District, southeast corner of Udall Road (#661) and West 2nd Street, West Islip, NY (0500-388.00-02.00-058.000)

Adjourned from January 16, 2024

6:00 P.M. (006-24) SANTOS A. PEREIRA - permission to leave roof-over (13' x 18') having side yard of 2.1 feet instead of required 4 feet, shed (12' x 19.5') with attached enclosure (7' x 13') having side yard of 3 feet and rear yard of 2.7 feet instead of required 4 feet each and driveway having side yard of 2 feet instead of required 4 feet, Res. B District, northeast corner of Park Avenue (#43) and Wood Street, Brentwood, NY (0500-115.00-02.00-090.000)

6:00 P.M. (177-24) JANET MEDINA CANDELARIO, VERONICA ESPINAL and JUNIOR SABA ROMAN - permission to leave carport having side yard of 2.75 feet instead of required 14 feet and total side yards of 19.75 feet instead of required 28 feet, fence exceeding 3 feet in height in driveway sight distance triangle and driveway having side yard of 2.75 feet instead of required 4 feet and front yard occupancy of 44.4% instead of permitted 40%, Res. A District, east side of North Thompson Drive (#1669), 3,072.7 feet south of Pine Aire Drive, Bay Shore, NY (0500-199.00-01.00-057.000)

6:30 P.M. (178-24) FRANK FRAZZITTA, TRUSTEE, FRANK FRAZZITTA REV LIVING TRUST - to renew permit for two-family, family use only, Res. A District, east side of Sequams Lane East (#105), 748.6 feet north of Eaton Lane, West Islip, NY (0500-476.00-03.00-020.000)

6:30 P.M. (179-24) WILLIAM and TONI WEISS - permission to leave driveway having front yard occupancy of 61.4% instead of permitted 40%, Res. B District, northwest corner of Grand Boulevard (#84) and 44th Street, Islip, NY (0500-271.00-01.00-059.000)

6:30 P.M. (180-24) BRIAN and DEVIN QUINN - permission to erect second story addition (25' x 26') leaving side yards of 13.4 feet and 10.2 feet instead of required 14 feet each and total side yards of 23.6 feet instead of required 28 feet, Res. B District, south side of Jackson Street (#30), 200 feet west of Stellenwerf Avenue, East Islip, NY (0500-321.00-01.00-046.000)

Adjourned from November 14, 2023

6:30 P.M. (702-23) MARINA O'REILLY - permission to elevate dwelling leaving first floor elevation of 12 feet instead of permitted 8 feet, floor area ratio of 32.98% instead of permitted 25%, front yard of 14.5 feet instead of required 25 feet, side yards of 4.5 feet and 7.1 feet instead of required 14 feet each, total side yards of 11.6 feet instead of required 28 feet, to leave rear yard landscaping of 24.43% instead of required 40% and driveway having front yard occupancy of 60.37% instead of permitted 40%, Res. B District, south side of Allens Point Road (#16), east of Degnon Boulevard, Bay Shore, NY (0500-395.00-03.00-014.000)

6:30 P.M. (181-24) LILIAM INVESTOR CORP. - permission to reconstruct dwelling and erect second-story addition (24.6' x 41.1') and two-story addition (14' x 24.6') on lot having width of 50 feet instead of required 75 feet, leaving side yard of 10.4 feet instead of required 14 feet, total side yards of 25.5 feet instead of required 28 feet and floor area ratio of 29% instead of permitted 25%, Res. B District, south side of Moffitt Boulevard (#86), 1,953 feet west of Grant Avenue, Islip, NY (0500-343.00-03.00-017.000)

6:30 P.M. (182-24) ROY and KATHLEEN PELAEZ - permission to erect one-story addition (10' x 19.1' Irrg.) leaving side yard of 9.8 feet instead of required 14 feet, total side yards of 19.8 feet instead of required 28 feet and floor area ratio of 33% instead of permitted 25%, to leave oil tank having 2 feet behind front line of dwelling instead of required 4 feet, pool deck having rear yard of 16.3 feet instead of required 25 feet, driveway and patio having side yard of 0.9 feet instead of required 4 feet each and to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. B District, south side of Ontario Street (#248), 100 feet east of Haven Avenue, Ronkonkoma, NY (0500-031.00-03.00-050.000)

6:30 P.M. (183-24) SCHEBANIA and MADELAIN JOSEPH - permission to reconstruct detached garage (17.8' x 30.58') leaving side and rear yards of 2.3 feet instead of required 10 feet each and to leave driveway and patio on side property line not having required setback of 4 feet each, Res. B District, south side of Second Avenue (#132), 98.7 feet east of Rhodes Avenue, Bay Shore, NY (0500-367.00-01.00-107.000)

Adjourned from July 11, 2023

7:00 P.M. (467-23) DENNIS FERRO, JR., TRUSTEE of the DENNIS FERRO, JR. LIVING TRUST - permission to leave cabana and attached shed having height of 16.2 feet instead of permitted 14 feet and pool equipment having side yard of 3.5 feet instead of required 6 feet, Res. AA District, north side of River Road (#115), 435 feet west of Widgeon Court, Great River, NY (0500-450.00-02.00-014.001)