

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, April 02, 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: 03/22/2024
Islip, New York

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

- 6:00 P.M. (196-24) EDWIN GEORGE BRYANT IV and KATHERINE BRYANT** - permission to leave shed having side yard of 3.2 feet and rear yard of 1.8 feet instead of required 4 feet each, Res. AA District, east side of Sylvan Avenue (#759), 532 feet north of Purick Street, Bayport, NY (0500-285.00-01.00-011.003)
- 6:00 P.M. (197-24) CLYDE and MICHELLE DAVIS** - permission to leave driveway on side property line and patio having side yard of 1.6 feet instead of required 4 feet each and 6-foot fence having 4.8 feet from street edge of pavement instead of required 5 feet, Res. B District, north side of 18th Avenue (#13), 310 feet west of Emkay Street, (through lot to New York Avenue), Bay Shore, NY (0500-246.00-02.00-015.000)
- 6:00 P.M. (198-24) AMANDA KRONIN** - permission to leave above ground pool having side yard of 10.2 feet and rear yard of 12 feet instead of required 14 feet each and retaining wall on side property line not having required setback of 4 feet, Res. A District, west side of San Juan Drive (#96), 273.56 feet south of Davis Street, Hauppauge, NY (0500-019.00-01.00-035.000)
- 6:00 P.M. (199-24) EDISON and LINA VARGAS** - permission to leave two-story dwelling having side yard of 13.2 feet instead of required 14 feet and total side yards of 27.7 feet instead of required 28 feet, Res. B District, north side of 20th Street (#13), 305 feet west of Emkay Street, Bay Shore, NY (0500-246.00-02.00-058.000)
- 6:00 P.M. (200-24) LUIS CHAVARRIA** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 38-419.1, Res. A District, west side of Islip Avenue (#1278), 191.76 feet north of Cocoanut Street Brentwood, NY (0500-186.00-02.00-067.000)
- 6:00 P.M. (201-24) JEAN M. and JEFF A. SKOLNICK** - permission to install inground pool leaving rear yard of 10 feet instead of required 14 feet, Res. A District, east side of Sunset Drive (#93), 262 feet north of Jones Drive, Sayville, NY (0500-430.00-01.00-013.000)

- 6:00 P.M. (202-24)** **CARLOS MELGAR** - permission to leave one-story addition (11.58' x 19.25') having side yard of 10.2 feet instead of required 14 feet, cellar entrance having side yard of 13.6 feet instead of required 14 feet and driveway on side property line not having required setback of 4 feet, Res. B District, west side of Rhodes Avenue (#14), 256 feet north of Brook Street, Bay Shore, NY (0500-367.00-01.00-082.000)
- 6:00 P.M. (203-24)** **ANDREW LUCIANO** - permission to leave shed having second front yard of 1.7 feet instead of required 27 feet, pool patio having front yard of 24 feet instead of required 30 feet, pool equipment not having required setback of 4 feet behind front line of dwelling and 6-foot fence and wall on second front yard property line instead of required 10 feet, Res. A District, southwest corner of Eaton Lane (#136) and Sequams Lane East, West Islip, NY (0500-476.00-03.00-014.000)
- 6:00 P.M. (204-24)** **MICHAEL and GERALYN SANTOSPIRITO** - permission to leave two sheds having 10.5 feet and 11.1 feet behind front line of dwelling instead of required 20 feet each, second-story deck having rear yard of 14.6 feet instead of required 25 feet, pool deck having rear yard of 7.3 feet instead of required 10 feet and pool barrier having 2 feet from edge of pool instead of required 4 feet, Res. B District, west side of Malmac Court (#19), 80.57 feet south of Stanley Street, West Islip, NY (0500-415.00-01.00-043.000)
- 6:00 P.M. (205-24)** **MARIE V. GEYER** - permission to leave inground pool having rear yard of 7 feet instead of required 14 feet and pool patio having rear yard of 2.8 feet instead of required 6 feet, Res. A District, south side of Maple Street (#84) (aka Railroad Avenue), 132.96 feet east of Gillette Avenue, Blue Point, NY (0500-334.00-05.00-006.000)
- 6:00 P.M. (206-24)** **SHAWN and CATHERINE SEMERAN** - permission to leave above-ground pool having front yard of 15 feet instead of required 27 feet, shed having 2 feet behind front line of dwelling instead of required 20 feet and 6-foot fence on property line not having required setback of 10 feet, Res. A District, northwest corner of West Lakeland Street (#23) and Duke Street, Bay Shore, NY (0500-263.00-02.00-014.000)
- 6:00 P.M. (207-24)** **MICHAEL and JOANNE TOMOSSONE** - permission to leave portico having front yard of 32.5 feet instead of required 40 feet, pool having side yards of 13.5 feet and 13.6 feet instead of required 14 feet each, rear yard landscaping of 36.7% instead of required 40%, shed having side yard of 1.5 feet instead of required 2 feet, enclosed bar on side property line not having required setback of 2 feet, driveway and pavement on side property lines not having required setback of 4 feet each and front yard occupancy of 100% instead of permitted 40%, Res. A District, north side of Richard Avenue (#51), 113.32 feet west of Kunigunda Place, Islip Terrace, NY (0500-273.00-03.00-031.003)

- 6:30 P.M. (208-24)** **ANTHONY and SHARON CABALLERO** - permission to leave shed having 13 feet behind front line of dwelling instead of required 20 feet, 6-foot fences having 2.6 feet from street pavement edge and 4.3-foot fence having 2.25 feet from street pavement edge instead of required 8 feet each, 6-foot fence having front yard of 0.9 feet and 4.3-foot fence having front yard of 1.5 feet instead of required 15 feet each, to leave 4.3-foot fence within driveway sight triangle exceeding permitted height of 3 feet, Res. B District, south side of Veronica Street (#240), 100 feet west of Coates Avenue, Holbrook, NY (0500-175.00-01.00-052.000)
- 6:30 P.M. (209-24)** **FRANK LIGUORI** - permission to exceed compensating excavation provision 68-442A(3)(c) by proposing 132 cubic yards of surplus fill within the floodplain, Res. AA District, west side of Elder Road (#118), 342.49 feet north of Elder Road terminus, Islip, NY (0500-462.00-02.00-018.000)
- 6:30 P.M. (210-24)** **ROBERT and KAREN PAVLIN** - permission to erect roof deck (770 Sq. feet) leaving front yard of 23.2 feet instead of required 25 feet and floor area ratio of 36.38% instead of permitted 30%, Res. BAA District, west side of Sloop Walk (#25), 60 feet south of Central Roadway, Summer Club Condo, NY (0500-496.00-02.00-008.031)
- 6:30 P.M. (211-24)** **RONALD F. PARAS, TRUSTEE to the RONALD F. PARAS REVOCABLE TRUST** - permission to elevate one-story dwelling leaving total side yards of 24.7 feet instead of required 25 feet, to erect covered porch, one-story and two-story additions leaving total side yards of 24.7 feet instead of required 25 feet each, cover porch leaving front yard of 20 feet instead of required 25 feet, one-story addition leaving rear yard of 17.6 feet instead of required 25 feet, to erect shed having height of 18 feet instead of permitted 14 feet, to install air condenser on platform leaving side yard of 6.8 feet instead of required 10 feet, to erect second-story decks leaving side yard of 10.3 feet and one-story deck leaving side yard of 10.4 feet instead of required 15 feet each, all resulting in floor area ratio of 36.5% instead of permitted 30%, Res. BAA District, west side of Robbins Walk (#34), 60 feet south of Webster Walk, Lonelyville, NY (0500-494.00-03.00-052.000)
- 6:30 P.M. (631-23)** **LUIS F. BANEGAS** - permission to leave second story deck having rear yard of 20.1 feet instead of required 25 feet and to leave 4-foot chain link fence in sight distance triangle, Res. B District, northwest corner of Ehler Street (#37) and Islip Avenue, Brentwood, NY (0500-140.00-01.00-070.001)

6:30 P.M. (212-24) **DHANWANTIE SOOKRAM** - permission to leave shed having 12.1 feet behind front line of dwelling instead of required 20 feet, pool deck having rear yard of 5.5 feet instead of required 25 feet, attached sheds having side yard of 0.5 feet and rear yard of 1.9 feet instead of required 4 feet each, rear yard landscaping of 20.9% instead of the required 40%, walkway having front yard occupancy of 27.5% instead of permitted 12%, roofed-over porch having front yard of 31.3 feet instead of required 40 feet resulting in floor area ratio of 27.4% instead of permitted 25% and to permit loft area in accessory structure used for recreation in violation of Section 68-3 (Definitions), Res. A District, west side of Violet Street (#8), 62.58 feet north of Bow Lane, Central Islip, NY (0500-080.00-02.00-016.000)

6:30 P.M. (213-24) **JOSEPH and KRISTEN CHECCO** - permission to erect one-story addition (18.5' x 23.83') leaving rear yard of 15 feet and second-story addition (22' x 22.23') leaving rear yard of 17 feet instead of required 25 feet each, to leave 6-foot fence having front yard of 5.25 feet instead of required 15 feet and on second front property line not having required setback of 10 feet and to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. B District, northwest corner of Kobb Boulevard (#89) and Higbie Lane, West Islip, NY (0500-413.00-01.00-031.000)

Adjourned from March 12, 2024

6:30 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% with roofline not meeting minimum roof pitch requirement and to leave ground sign having 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)

7:00 P.M. (214-24) **FRANCIS JIMENEZ** - permission to erect front portico and enclose front porch leaving side yard of 12 feet instead of required 14 feet and total side yards of 24.4 feet instead of required 28 feet, Res. A District, east side of Calvert Avenue (#37), 650 feet north of Johnson Avenue, Ronkonkoma, NY (0500-061.00-02.00-011.000)

7:00 P.M. (215-24) **PHILIP E. PERAGINE and KARLYN B. GRASSO** - permission to erect one-story addition (11.8' x 21') leaving rear yard of 19 feet instead of required 25 feet and to leave shed having rear yard of 0.5 feet instead of required 2 feet, Res. AA District, west side of Ormond Avenue (#16), 159 feet south of Shore Drive, Oakdale, NY (0500-376.00-01.00-021.001)

7:00 P.M. (216-24) **BRETT and LISA MALLEN** - permission to leave two retaining walls: Wall #1 (4.5' ht. var.) - leaving side yard of 1.2 feet instead of required 4.5 feet, Wall #2 (1.8 ht. var.) leaving side yard of 1.3 feet and patio having side yard of 2.2 feet instead of required 4 feet each, Res. A District, east side of Willets Lane (#255), 618.48 feet south of Montauk Highway, West Islip, NY (0500-473.00-03.00-053.000)

7:00 P.M. (217-24) **J.M.L. CONSTRUCTION CORP** - permission to establish the use of boat berths not accessory to single-family dwellings, pursuant to Section 68-47(H) and to place surplus fill within a floodplain instead of providing the equivalent volume of excavation, Res. AAA (278) District, southeast terminus of Overlea Court, 421.51 feet east of South Saxon Avenue, Bay Shore, NY (0500-421.00-03.00-004.000, 005, 006, 011)