

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 23, 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: 07/12/2024
Islip, New York

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

- 6:00 P.M. (429-24) NINA GALLO** - permission to leave shed having rear yard of 2 feet and side yard of 2.7 feet instead of required 4 feet each, Res. A District, north side of Bethesda Lane (#23), 240.42 feet west of Broadway Avenue, Sayville, NY (0500-260.00-01.00-011.000)
- 6:00 P.M. (430-24) VALERIE MURRAY and JOHN HAGGART** - permission to leave pool patio having side yard of 3.2 feet and pool equipment having side yard of 4.5 feet instead of required 6 feet each, shed having 14 feet behind front line of dwelling instead of required 20 feet and driveway having side yard of 2.5 feet instead of required 4 feet, Res. B District / 278, north side of GlenSummer Road (#26), 618.15 feet east of Winwood Lane, Holbrook, NY (0500-196.00-07.00-035.000)
- 6:00 P.M. (431-24) ANNA LANGELLA IRREVOCABLE TRUST** - permission to leave above-ground pool having rear yard of 15.5 feet instead of required 18 feet, patio having side yard of 0.6 feet instead of required 4 feet, two sheds having side yard of 0.8 feet instead of required 2 feet each and driveway on side property line not having required setback of 4 feet, Res. AA District, west side of Roosevelt Avenue (#1592), 400 feet south of Seventh Street, Bohemia, NY (0500-170.00-01.00-017.000)
- 6:00 P.M. (432-24) GWENDOLYN C. MARTIN and ROSEMARY MARTIN** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, to leave above-ground pool having side yard of 9 feet and rear yard of 8.7 feet instead of required 10 feet each, cellar entrance having side yard of 10.1 feet instead of required 14 feet and driveway having side yard of 0.6 feet instead of required 4 feet, Res. B District, north side of Morris Street (#41), 300 feet west of Madison Avenue, Brentwood, NY (0500-073.00-05.00-014.000)
- 6:00 P.M. (433-24) VLADISLAV BLASHCHISHIN** - permission to establish accessory apartment pursuant to Islip Town Code 68-602, Res. AAA District, west side of Connetquot Road (#198), 300 feet south of Cross Road, Oakdale, NY (0500-403.00-02.00-111.000)

- 6:00 P.M. (434-24) MARGARET-ANN McNAMARA** - permission to erect second-story addition (15.8' x 20.2') leaving rear yard of 19.25 feet instead of required 25 feet, to leave pool patio having rear yard of 0.8 feet and pool equipment having rear yard of 2.83 feet instead of required 6 feet each, patio having rear yard of 1 foot and shed with roof-overhang having side yard of 3.9 feet instead of required 4 feet each, gazebo having side yard of 1.5 feet instead of required 2 feet and rear yard landscaping of 30% instead of required 40%, Res. B District, east side of Oak Avenue (#1337), 100 feet north of Muncey Road, West Islip, NY (0500-363.00-01.00-126.001)
- 6:00 P.M. (435-24) NICHOLAS CITARELLA and FRANK CITARELLA** - permission to leave second story deck (9' x 10.5') having rear yard of 9.5 feet instead of required 25 feet, Res. A District, northwest corner of Bellmore Street (#577) and Leopold Avenue, West Islip, NY (0500-337.00-01.00-049.000)
- 6:00 P.M. (436-24) C & M PREMIER PROPERTIES LLC** - permission to leave detached garage having height of 14.7 feet instead of permitted 14 feet, inground pool having side yard of 16 feet instead of required 18 feet and pool equipment having side yard of 4 feet instead of required 6 feet, Res. AA District, west side of Kenwood Drive (#51), 405.86 feet south of Aron Drive, Bohemia, NY (0500-146.00-03.00-038.000)
- 6:00 P.M. (437-24) FAUSTO P. RODRIGUEZ and CRISTIAN ARCINIEGA** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. AA District, north side of Sea Cliff Street (#211), 100 feet east of Bellmore Avenue, Islip Terrace, NY (0500-188.00-03.00-021.000)
- 6:00 P.M. (438-24) HUGO AGUILAR, JERONIMO MONROY and EUGENIA MAZARIEGO** - permission to erect second story addition leaving side yard of 13.8 feet instead of required 14 feet, to leave shed having side yard of 1.8 feet instead of required 4 feet and to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, north side of Merrick Street (#19), 200 feet east of Bellmore Avenue, Islip Terrace, NY (0500-253.00-02.00-078.000)
- 6:00 P.M. (439-24) FELIX SAAVEDRA** - permission to leave pergola (23.5' x 31.5') having rear yard of 5.2 feet instead of required 10 feet and air condenser unit having 2.8 feet behind front line of dwelling instead of required 4 feet, Res. A District, north side of Hemlock Drive (#35), 112.5 feet west of Lincoln Boulevard, Bay Shore, NY (0500-243.00-02.00-079.000)

- 6:00 P.M. (440-24)** **JAMES R. TADDEO and STEPHANIE CANNIZZARO** - permission to leave two-story addition (6.4' x 20.5') and second-story addition (11' x 20.5') having side yard of 10.02 feet instead of required 14 feet and floor area ratio of 39% instead of permitted 25%, to leave shed having side yard of 1.3 feet and not having required 20 feet behind front line of dwelling and patio on side property line not having required setback of 4 feet, Res. B District, east side of South Chicot Avenue (#541), 315 feet south of Edmore Lane South, West Islip, NY (0500-467.00-05.00-046.000)
- 6:30 P.M. (441-24)** **MISAEAL AMAYA MORAN and ALEX F. CONSTANTE** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, in new dwelling, in violation of Section 68-613 requiring dwelling to be at least seven years in age, having gross floor area of 801 sq. feet instead of permitted 800 sq. feet, Res. B District, east side of Stein Drive (#1773), 600 feet south Jensen Road, Bay Shore, NY (0500-182.00-02.00-030.000)
- 6:30 P.M. (442-24)** **JORGE R. MARCA** - to renew permit for two-family, family use only, Res. A District, west side of Craig Road (#79), 653.55 feet south of Rock Road, Islip Terrace, NY (0500-275.00-03.00-082.000)
- 6:30 P.M. (443-24)** **TYRELL and TYESHA S. HALL** - permission to leave inground pool having side yard of 13.25 feet instead of required 18 feet and pool patio having side yard of 3.9 feet instead of required 6 feet, to maintain 6-foot fence on front property line instead required 10 feet and within driveway sight distance triangle where prohibited, Res. A / Res. AA District, northeast corner of Islip Avenue (#541) and Juniper Street, Islip, NY (0500-250.00-02.00-062.000)
- 6:30 P.M. (444-24)** **JBD II ASSOCIATES, LLC** - permission to leave entrance canopy (13.1' x 35') resulting in floor area ratio of 41.3% instead of permitted 35%, Ind 1 District, west side of Ranick Road (#10), 271.49 feet north of Express Drive North, Hauppauge, NY (0500-038.00-01.00-004.002)
- 6:30 P.M. (445-24)** **GERALD and PATRICE O'SHEA** - permission to elevate dwelling and to erect second-story and two-story additions leaving front yard of 24.3 feet instead of required 25 feet, side yard of 10.27 feet instead of required 15 feet and rear yard of 24.9 feet instead of required 25 feet, to erect second-story balcony leaving front yard of 20.3 feet and decking leaving front yard of 14.1 feet instead of required 25 feet each, side yard of 6.1 feet instead of required 15 feet, mechanical platform leaving side yard of 7 feet instead of required 15 feet, resulting in floor area ratio of 42.31% instead of permitted 30%, Res. BAA District, east side of West Lighthouse Walk (#25), 120 feet south of Cedar Court, Kismet, NY (0500-491.00-03.00-013.000)
- 6:30 P.M. (446-24)** **MARC and LINDA RUBMAN** - permission to install boat lift leaving side yard of 1.5 feet instead of required 10 feet, Res. AAA District, north side of Post Lane (#9), 471.99 feet east of South Saxon Avenue, Bay Shore, NY (0500-421.00-01.00-012.000)

6:30 P.M. (447-24) **KELVIN AMAYA HERRERA and TERESA BERMUDEZ** - permission to leave shed having second front yard of 15.6 feet instead of required 30 feet, shed having rear yard of 2.4 feet instead of required 4 feet, patio having rear yard of 2.6 feet instead of required 4 feet, roof-overs attached to dwelling having rear yards of 1.6 feet and 3.2 feet instead of required 25 feet each and floor area ratio of 26.95% instead of permitted 25%, 6-foot fence on front property line not having required setback of 15 feet and second front yard of 0.3 feet instead of required 10 feet, 5-foot wall and fence leaving front yard of 1.9 feet instead of required 15 feet, and to leave portion of 5-foot high wall and fence within driveway sight triangles where prohibited, Res. A District, southwest corner of McNair Street (#173) and Crooked Hill Road, Brentwood, NY (0500-114.00-01.00-141.000)

7:00 P.M. (448-24) **111 OAK WALK LLC** - permission to elevate dwelling leaving front yard of 17.9 feet and rear yard of 21.6 feet instead of required 25 feet each, decking leaving front yard of 10 feet instead of required 25 feet, side yards of 10 feet and 5 feet instead of required 15 feet each, to erect second-story decking leaving front yard of 17.9 feet instead of required 25 feet and to erect additions and alterations leaving floor area ratio of 46.25% instead of permitted 30%, Res. AAAB District, east side of Oak Walk (#111), 320 feet south of Central Walk, Fair Harbor, NY (0500-492.00-03.00-007.000)

7:00 P.M. (449-24) **HC REAL ESTATE HOLDINGS LLC / 60 W HOLDINGS LLC** - permission to install mezzanine resulting in floor area ratio of 161.89% instead of permitted 60%, BD District, south side of West Main Street (#56A), 31.4 feet west of South Park Avenue, Bay Shore, NY (0500-419.00-03.00-081.000 & 080.000)