

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, August 20, 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: 08/09/2024
Islip, New York

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

- 6:00 P.M. (501-24) WALEED SITTAR and DANISH SITTAR** - permission to leave egress windows having side yard of 6.1 feet instead of required 14 feet and driveway having side yard of 1.3 feet instead of required 4 feet, Res. B District, north side of East Sycamore Street (#33), 475 feet east of Prospect Avenue, Central Islip, NY (0500-166.00-01.00-047.000)
- 6:00 P.M. (502-24) PHILIP ANZALONE** - permission to leave shed having side yard of 3.4 feet instead of required 4 feet, Res. AA District, south side of President Street (#27), 110 feet west of Ocean Avenue, Oakdale, NY (0500-303.00-02.00-025.000)
- 6:00 P.M. (503-24) JAMES P. MANN** - permission to erect one-story addition leaving side yard of 13.4 feet instead of required 14 feet and second story addition, all having floor area ratio of 25.86% instead of permitted 25%, Res. B District, east side of Tanglewood Road (#823), 388 feet north of Butler Street, West Islip, NY (0500-437.00-02.00-070.000)
- 6:00 P.M. (504-24) VINCENT P. and KIM A. SANTANGELO** - permission to leave pool patio having side yard of 0.5 feet instead of required 6 feet, Res. A District, east side of Patricia Avenue (#1125), 311.88 feet north of Orinoco Drive, West Islip, NY (0500-437.00-01.00-023.000)
- 6:00 P.M. (505-24) KEVIN and KIRSTIN CERRONE** - permission to leave second-story addition (17.3' x 24.7') having rear yard of 13.8 feet and balcony (3.6' x 12') having rear yard of 24 feet instead of required 25 feet each, roofed-over porch having front yard of 20 feet instead of required 25 feet, to leave 6-foot fence on front property line instead of required 10 feet, to leave shed having second front yard of 4 feet instead of required 20 feet and Shed with overhang having side yard of 1.5 feet instead 2 feet and to pool patio on rear property line and having side yard of 3 feet instead of required 6 feet, rear yard landscaping of 25% instead of permitted 40%, Res. B (278) District, southeast corner of Royal Oak Court (#4) and Singingwood Drive, Holbrook, NY (0500-109.00-05.00-033.000)

- 6:00 P.M. (506-24) NICHOLAS and JANNA IULIUCCI** - permission to leave inground pool with water feature having side yard of 11.9 feet instead of required 14 feet, pool patio having side yard of 5 feet instead of required 6 feet, retaining walls (var. ht.) having side yards of 1 foot and 4 feet instead of required 6.5 feet and side yard of 2 feet instead of required 6.92 feet, Res. A District, west side of Lawrence Avenue (#106), 192.4 feet north of Terry Road, Hauppauge, NY (0500-018.00-02.00-029.004)
- 6:00 P.M. (507-24) VICTOR CORDERO** - permission to erect one-story addition (20.4' x 20.8') leaving side yard of 12.5 feet and second-story addition (10.4' x 23.3') leaving side yard of 11 feet instead of required 14 feet each, total side yards of 23.5 feet instead of required 28 feet and floor area ratio of 29.5% instead of permitted 25%, Res. B District, north side of Dolce Street (#205), 150 feet east of Broadway, Brentwood, NY (0500-162.00-02.00-003.000)
- 6:00 P.M. (508-24) VERONICA A. ARMSTRONG** - permission to leave detached garage (12.4' x 12.5') having side yard of 2.1 feet, patio having 0.5 feet and driveway having side yard of 0.6 feet instead of required 4 feet each, Res. B District, west side of Seville Boulevard (#152), 500 feet north of McNeil Street, Sayville, NY (0500-307.00-04.00-028.000)
- 6:00 P.M. (509-24) ROBERT CERNILLI and RICHARD CERNILLI** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, to erect second-story addition leaving floor area ratio of 29.8% instead of permitted 25% and to leave driveway on side property line not having required setback of 4 feet, Res. A District, west side of Tanglewood Road (#800), 171.38 feet north of Butler Street, West Islip, NY (0500-456.00-02.00-129.000)
- 6:00 P.M. (510-24) JANET and ROSARIO ARCURI, JR.** - permission to leave air condition unit having second front yard of 9.8 feet instead of required 20 feet, Res. B District, northwest corner of Gogel Street (#1516) and Halbert Street, Holbrook, NY (0500-088.00-02.00-076.000)
- 6:00 P.M. (511-24) DENNIS and MELISSA STEIN** - permission to erect second-story addition (12' x 33.8') and to leave cabana (16' x 25') with attached roofed-over patio (6.2' x 25.2') resulting in floor area ratio of 29.4% instead of permitted 25% and to leave pool patio having side yard of 3 feet instead of required 6 feet, Res. AA District, east side of Eaton Lane (#87), 400.2 feet north of Magoun Road, West Islip, NY (0500-472.00-03.00-054.000)

Adjourned from July 16, 2024

6:00 P.M. (420-24) JESSICA SLIWAK, GEORGE PORTELLI, KAREN McDONOUGH and KELLIE McDONOUGH - permission to install inground pool (16' x 34') leaving side and rear yards of 7 feet instead of required 14 feet each and to leave walkway having front yard occupancy of 13% instead of permitted 12%, Res. A District, northwest corner of Higbie Lane (#108) and South Street, West Islip, NY (0500-467.00-01.00-005.000)

6:30 P.M. (512-24) GERARD SENTOCHNIK and SUSAN RICHE - permission to erect one-story addition leaving side yard of 16.5 feet instead of 18 feet, total side yards of 35.8 feet instead of required 36 feet, to leave patio on side property line not having required setback of 4 feet, wall (exceeding 3 feet in height) in driveway site distance triangle and decorative fountain in front yard, Res. AA District, west side of Beech Road (#6), 399.9 feet south of Elder Road, Islip, NY (0500-462.00-01.00-029.000)

6:30 P.M. (513-24) DANIEL and KAITLYN O'CONNOR - permission to erect one-story addition (17' x 22') leaving side yard of 11 feet instead of required 14 feet, rear yard of 17.9 feet instead of required 25 feet and floor area ratio of 26% instead of 25%, Res. B District, north side of Beverly Street (#27), 85 feet west of Grimsley Road, Islip, NY (0500-270.00-02.00-102.000)

Adjourned from July 16, 2024

6:30 P.M. (426-24) MAX SOLONDZ and MINDY A. TEGAY - permission to erect one-story addition (8' x 22.2') leaving front yard of 14 feet instead of required 25 feet and side yard of 7.7 feet instead of required 10 feet, to leave outdoor shower on rear property line not having required setback of 10 feet, shed (#1) having side yard of 3.7 feet and rear yard of 9.8 feet instead of required 10 feet each and shed (#2) having rear yard of 6.5 feet instead of required 10 feet, Res. BAA District, west side of Elm Walk (#70), 80 feet north of Central Walk, Fair Harbor, NY (0500-493.00-03.00-066.000)

Adjourned from October 3, 2023

6:30 P.M. (634-23) ROBERT BARBERA - permission to erect two-story dwelling on lot having area of 4,000 sq. feet instead of required 6,000 sq. feet, lot width of 50 feet instead of required 60 feet, leaving rear yard of 21.4 feet instead of required 25 feet, to erect second-story deck leaving front yard of 17 feet instead of required 25 feet, side yards of 11.3 feet and 10 feet instead of required 15 feet each, to erect second-story deck leaving rear yard of 12.4 feet and side yard of 10 feet instead of required 15 feet each, all having floor area ratio of 45.66% instead of permitted 30%, Res. BAA District, east side of Oak Walk (#41), 200 feet south of Cedar Court, Kismet, NY (0500-491.00-03.00-048.000)

6:30 P.M. (514-24) TARGET CORPORATION - permission to install two four-sided ground signs having total sign area of 10 sq. feet instead of permitted 3 sq. feet each and height of 12 feet instead of permitted 5 feet each, and six public interest signs having area of 5 sq. feet instead of permitted 3 sq. feet each, PDDRS District, south side of North Research Place (#80), 415.46 feet west of Carleton Avenue, Central Islip, NY (0500-187.00-03.00-012.004)

6:30 P.M. (515-24) TROY McCABE - permission to leave one-story addition (14' x 16.4') having front yard of 26.4 feet instead of required 30 feet, second front yard of 15.3 feet instead of required 22 feet and shed having side yard of 1.6 feet instead of required 2 feet, Res. A District, southeast corner of Cedar Avenue (#2359) and Baeck Street, Ronkonkoma, NY (0500-063.00-02.00-041.000)

7:00 P.M. (516-24) LUIS and EMMA E. PAGOAGA - permission to leave second-story deck having side yard of 15.1 feet instead of required 18 feet and 4-foot fence in sight distance triangle not having permitted height of 3 feet, Res. AA District, north side of Drayton Avenue (#65), 500 feet east of East 3rd Avenue, Bay Shore, NY (0500-224.00-03.00-028.000)

7:00 P.M. (517-24) IBRAHAM REALTY CORP. - permission to erect two-story building (33.3' x 75.2' Irrg.) on side property line not having required setback of 10 feet and to install mechanical equipment leaving rear yard of 6.5 feet instead of required 10 feet, Bus 1 District, southeast corner of Montauk Highway (#1410) and West Shore Drive, Oakdale, NY (0500-325.00-04.00-016.000)

Adjourned from July 16, 2024

7:00 P.M. (427-24) DOMINICK TAVELLA - permission to leave roofed-over porch having second front yard of 24.5 feet instead of required 30 feet, resulting in floor area ratio of 35% instead of permitted 25%, 6-foot fence on property line not having required setback of 10 feet, air conditioning units having side yard of 1.2 feet instead of required 2 feet and driveway on side property line and wood walkway on side and rear property lines not having required setback of 4 feet each, Res. AA District, northwest corner of Shoal Drive (#3) and Oak Neck Lane, West Islip, NY (0500-480.00-01.00-006.002)