

## 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 28, 2017** at the 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.

Dated: 03/17/2017  
Islip, New York

**James H. Bowers, Chairman**  
Zoning Board of Appeals

- 6:30 P.M. (189-17) VALENTIN and MELIDA OSORIO** - to renew permit for two family, family use only, Res. B District, northwest corner 4th Avenue (#304) and Charles Street, Bay Shore, NY (0500-340.00-02.00-073.000)
- 6:30 P.M. (190-17) CARLOS BELTRAN, MARGARITA JIMENEZ & NELSON BENITEZ** - permission to leave shed having side yard of 3 feet instead of required 4 feet, Res. B District, east side of Nicoll Avenue (#19), 310 feet north of Birch Street, Central Islip, NY (0500-100-2.00-032.000)
- 6:30 P.M. (191-17) MARIE BEVILACQUA** - permission to leave shed having side yard of 0.3 feet instead of required 4 feet, Res. A District, north side of Union Boulevard (#3463), 234.30 feet east of Laurel Avenue, East Islip, NY (0500-348.00-01.00-051.000)
- 6:30 P.M. (192-17) JOSE and BLANCA RAMOS** - permission to leave inground pool having side yard of 16.8 feet instead of required 18 feet, Res. AAA District, west side of Adelhaide Lane (#120), south of Montauk Highway, East Islip, NY (0500-397.00-03.00-012.005)
- 6:30 P.M. (193-17) PAUL and MELISSA LITRENTA** - permission to erect second story addition (19.2' x 27.1') leaving floor area ratio of 25.65% instead of permitted 25%, Res. B District, west side of Pease Lane (#824), 200 feet north of Butler Street, West Islip, NY (0500-456.00-02.00-083.000)
- 6:30 P.M. (194-17) CAMILO CANESA** - permission to leave deck (0.6 feet high) on rear property line not having required setback of 4 feet, Res. B District, north side of Hemlock Street (#31), 400 feet east of Prospect Avenue, Central Islip, NY (0500-100.00-02.00-005.000)
- 6:30 P.M. (196-17) STANLEY LOZINSKI, III** - permission to erect one story addition (13.7' x 17') to detached garage leaving side yard of 4.9 feet instead of required 10 feet, Res. AA District, north side of Riviera Court (#7), 254.17 feet east of Great River Road, Great River, NY (0500-375.00-03.00-005.000)
- 6:30 P.M. (197-17) UNIQUE HOLDINGS OF OAKDALE, LLC.** - permission to leave dwelling having side yard of 13.5 feet and erect second story addition (26.3' x 42.1' Irrg.) leaving side yard of 13.5 feet instead of required 14 feet, Res. A District, east side of Matinecock Avenue (#19), 75 feet south of Winnetica Lane, East Islip, NY (0500-373.00-02.00-059.000)

**6:30 P.M. (198-17) PRZEMYSŁAW DABKOWSKI** - permission to erect roofed over patio having rear yard of 7 feet instead of required 25 feet and to leave dwelling, all having floor area ratio of 30.6% instead of permitted 25%, Res. A District, east side of Sequams Lane West (#121), approximately 1,800 feet west and south of Sequams Lane, West Islip, NY (0500-476.00-02.00-017.000)

**7:00 P.M. (199-17) JOHN and MONIQUE HASEMANN** - permission to erect roofed-over porch, two story and second story additions leaving side yard of 7.6 feet instead of required 14 feet, Res. B District, east side of Sunrise Avenue (#259), 510 feet north of McNeil Street, Sayville (0500-307.00-03.00-013.000)

**7:00 P.M. (200-17) BAYBERRY PROPERTIES LLC** - permission to leave one story addition (4.3' x 16') leaving front yard of 37.1 feet instead of required 40 feet, Res. A District, west side of Bayview Avenue (#120), 1,077.21 feet north of Harriet Road, Bayport, NY (0500-410.00-07.00-041.000)

**Adjourned from December 20, 2016**

**7:00 P.M. (906-16) PATRICIA DOYLE** - permission to erect second story decking leaving side yard of 8 feet instead of required 10 feet, rear yard of 17.42 feet instead of required 25 feet and floor area ratio of 30.3% instead of permitted 30%, Res. BAA District, northwest corner of South Walk (#76) and East Walk, Dunewood, NY (0500-494.00-02.00-022.000)

**7:00 P.M. (201-17) CARLAIN & MYSLÈNE ETIENNE & DOMINIQUE ETIENNE NADEEM** - permission to leave shed having side yard of 3.6 feet and rear yard of 1.3 feet instead of required 4 feet each, Res. B District, north side of East Beech Street (#3), 100 feet east of Lowell Avenue, Central Islip, NY (0500-121.00-03.00-019.000)

**7:00 P.M. (202-17) LUIS NINA and MAIKA AYALA** - permission to leave shed having side yard of 3 feet instead of required 4 feet and to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. B District, southeast corner of Timberline Drive (#101) and Second Avenue, Brentwood, NY (0500-139.00-01.00-057.000)

**7:00 P.M. (203-17) GLORIA A. and GLORIA Y. CANALES, LUDMILA and MANUEL MALDONADO** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. B District, south side of Evergreen Avenue (#372), 634.02 feet west of Applegate Drive, Central Islip, NY (0500-097.00-03.00-045.000)

**Adjourned from February 7, 2017**

**7:30 P.M. (091-17) MICHAEL and ALEXANDRIA MOJE** - permission to erect one story addition (10' x 20') leaving side yard of 8.4 feet instead of required 14 feet, to erect two story addition (9' x 9') leaving front yard of 35.6 instead of required 40 feet, resulting in floor area ratio of 25.5% instead of permitted 25%, Res. A District, east side of Lowell Road (#209), 418.86 feet north of St. Lawrence Street, Sayville, NY (0500-282.00-05.00-047.000)

**7:30 P.M. (204-17) MICHAEL JENNOSA** - permission to erect second story addition (30' x 34') leaving front yard of 25.1 feet instead of required 40 feet, second front yard of 19.7 feet instead of required 30 feet and side yard of 4.9 feet instead of required 14 feet, to leave shed having rear yard of 1.3 feet instead of required 4 feet, and having floor area ratio of 32.4% instead of permitted 25%, Res. A District, northwest corner of Center Bay Drive (#320) and Bay 4th Street, West Islip, NY (0500-478.00-01.00-037.000)

**Adjourned from Dec. 20, 2016 and Jan. 17, 2017**

**7:30 P.M. (910-16) BRIAN and KERRY NOVAK** - permission to erect decking leaving side yard of 12.1 feet instead of required 14 feet, rear yard of 10 feet instead of required 25 feet, to install garage door over 3 feet in height and to erect 3 entrances each exceeding 3 feet in height, with side entrance not having required side yard of 14 feet and rear entrance having rear yard of 20 feet instead of required 25 feet, Res. B District, west side of Handsome Avenue (#340), 65.61 feet south of Nancy Drive, Sayville, NY (0500-430.00-07.00-039.000)

**7:30 P.M. (205-17) KAREN PEREIRA** - permission to leave pool patio having rear yard of 4 feet instead of required 6 feet, to leave shed (9.8' x 12') not having 20 feet behind front line of dwelling, to leave accessory structure (7.4' x 9.8') on property line not having required setback of 4 feet, to leave 2 retaining walls: Wall 1 (4' high) - on property lines not having required setback of 4 feet and Wall 2 (6' high) - on property lines not having required setback of 6 feet, Res. B District, southwest corner of Fir Grove Road (#396) and Pamlico Avenue, Ronkonkoma, NY (0500-047.00-01.00-024.000)

**7:30 P.M. (206-17) I & P HOMES, INC.** - permission to leave enclosed porch having floor area ratio of 43.5% instead of permitted 25%, Res. B District, east side of Brooklyn Boulevard (#1387), 80 feet south of Ontario Drive, Bay Shore, NY (0500-289.00-04.00-102.000)

**8:00 P.M. (207-17) BRICELDA ANDINO** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. AA District, north side of DeKalb Avenue (#23), 100 feet west of Fulton Street, Brentwood, NY (0500-037.00-03.00-007.000)

- 8:00 P.M. (208-17)** **ELMER LOPEZ and JULIO LOPEZ** - permission to leave 6 foot fence on second front property line not having required setback of 10 feet, and to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. AA District, northeast corner of Commercial Boulevard (#59) and Church Street, Central Islip, NY (0500-053.00-04.00-025.000)
- 8:30 P.M. (209-17)** **LAURA MORONTA** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, north side of Floyd Street (#69), 883.53 feet east of Wicks Road, Brentwood, NY (0500-073.00-04.00-083.000)
- 8:30 P.M. (210-17)** **ANA ORELLANA** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. AA District, east side of Manatuck Boulevard (#1583), 165.89 feet south of Hemlock Drive, Bay Shore, NY (0500-244.00-02.00-066.010)
- 8:30 P.M. (211-17)** **TONY and ANGELA YOUNG** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, east side of Callahan Street (#1069), 350 feet south of West Oakdale Street, Bay Shore, NY (0500-286.00-03.00-007.000)
- 8:30 P.M. (212-17)** **SUZETTE and ANTHONY CURTO** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. AA District, east side of South Friedner Lane (#69), 814.29 feet southeast of Locust Avenue, NY (0500-256.00-01.00-011.000)
- 8:30 P.M. (213-17)** **MALIK KHATTAK** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. AA District, southeast corner of 5th Avenue (#1525) and Bailey Avenue, Bay Shore, NY (0500-245.00-02.00-054.000)