

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, June 06, 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: 05/26/2017
Islip, New York

James H. Bowers, Chairman
Zoning Board of Appeals

- 6:30 P.M. (357-17) CLAUDETTE CHARLES, RONALD PIERRE, MARIE PIERRE** - permission to leave shed having side yard of 3.1 feet instead of required 4 feet, Res. AA District, east side of Elsie Lane (#1671), 312.53 feet south of Elm Drive, Bay Shore, NY (0500-200.00-02.00-011.000)
- 6:30 P.M. (358-17) DIANE MUENS and LISA MISKOVSKY** - permission to use dwelling for two family, family use only pursuant to Islip Town Code Section 68-419.1, Res. B District, south side of Isabel Street (#150), 700 feet west of Coates Avenue, Holbrook, NY (0500-151.00-01.00-044.000)
- 6:30 P.M. (359-17) JOSEPH and ROSEMARIE AGRESTA** - permission to install inground pool leaving front yard (through lot) of 7 feet instead of required 30 feet, Res. A District, west side of Rocket Drive (#31), 153.06 feet south of East Farmingdale Street, (through lot to Spur Drive North), Islip Terrace, NY (0500-274.00-02.00-051.000)
- 6:30 P.M. (360-17) ROBERT DE MARCO** - permission to erect one story addition (10' x 22' Irrg.) leaving floor area ratio of 28% instead of permitted 25%, Res. B District, northwest corner of 13th Street (#11) and Fulton Avenue, Bohemia, NY (0500-256.00-02.00-071.000)
- 6:30 P.M. (361-17) 26 CLEVELAND, LLC** - permission to erect building having front yard (through lot) of 40 feet instead of required 50 feet and to erect two 6 foot fences on property lines not having required setback of 15 feet each, Industrial 2 District, west side of Cleveland Avenue (#26), approximately 413 feet south of Pine Aire Drive (through lot Jefferson Avenue), Bay Shore, NY (0500-179.00-03.00-090.001, 091.000 & 092.000)
- 6:30 P.M. (362-17) ALFREDO and BRUNILDA MORGADO** - permission to leave roofed over porch having front yard of 33 feet instead of permitted encroachment setback of 34 feet, Res. A District, south side of Kaymac Street (#21), east of Kaymac Street, Brentwood, NY (0500-163.00-02.00-044.000)
- 6:30 P.M. (363-17) WILLIAM and CAROL PAULUS, LIFE ESTATE** - permission to leave shed having rear yard of 3.1 feet instead of required 4 feet, Res. B District, south side of Beecher Avenue (#58), 75 feet east of Kunigunda Place, East Islip, NY (0500-322.00-01.00-024.000)

- 6:30 P.M. (364-17) FELIPE ESTRADA MEZA** - permission to erect one story addition (12' x 34.9 Irrg.) leaving side yard of 10 feet instead of required 14 feet, Res. B District, north side of 3rd Street (#53), 109.20 feet east of Division Avenue, West Sayville, NY (0500-355.00-05.00-031.000)
- 6:30 P.M. (365-17) BUTERA'S RESTAURANT OF SAYVILLE, LLC** - permission to leave awning/entrance enclosure (6.4' x 28') resulting in floor area ratio of 89% instead of permitted 60%, BD District, southwest corner of Middle Road (#100) and Collins Avenue, Sayville, NY (0500-382.00-09.00-033.001)
- 6:30 P.M. (366-17) MAGDALENA GRON** - permission to erect two story dwelling on lot having width of 70 feet instead of required 75 feet throughout, Res. A District, west side of Smithtown Avenue (#1260), 174 feet south of Wilson Street, Bohemia, NY (0500-191.00-01.00-044.000)
- 7:00 P.M. (367-17) AMY J. JOHANNESSEN, TRUSTEE, JEANETTE V. JOHANNESSEN IRREVOCABLE TRUST** - permission to erect stairs and entrance platform to elevated dwelling leaving front yard of 22.4 feet instead of permitted encroachment setback of 34 feet, Res. A District, west side of Sequams Lane West (#88), 160 feet south of Sequams Lane West, West Islip, NY (0500-476.00-02.00-003.000)
- 7:00 P.M. (368-17) MICHAEL JENNOSA** - permission to erect dwelling having width of 60 feet instead of required 75 feet, lot area of 6,300 sq. feet instead of required 11,250 sq. feet, having front yard of 25.1 feet instead of required 40 feet, side yard of 4.9 feet instead of required 14 feet, second front yard of 19.7 feet instead of required 30 feet and leaving 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)
- 7:00 P.M. (369-17) PAUL and CHRISTINE ROWLAND** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 on lot having width of 71 feet instead of required 75 feet throughout and having apartment size of 845 sq. feet instead of permitted 800 sq. feet, Res. B District, west side of Cherry Avenue (#54), 188.35 feet north of Union Avenue, West Sayville, NY (0500-381.00-05.00-057.000)

Adjourned from May 9, 2017

- 7:00 P.M. (324-17) 2 PROSPECT AVENUE, LLC** - permission to erect two story dwelling leaving front yard of 18.6 feet instead of required 25 feet, leaving floor area ratio of 37.1% instead of permitted 25%, to erect porch leaving front yard of 14.1 feet instead of permitted encroachment setback of 20 feet, to leave 2 sheds; Shed 1-having rear yard of 1.2 feet instead of required 4 feet and Shed 2-having rear yard of 1.4 feet instead of required 2 feet, Res. B District, south side of Prospect Avenue (#2), 100 feet west of South Clinton Avenue, Bay Shore, NY (0500-441.00-02.00-022.005)

7:00 P.M. (370-17) LUZFAN HOLDING CORP. - permission to subdivide lot into 2 parcels; Parcel 1-to leave two story dwelling having side yard of 9.4 feet instead of required 14 feet and Parcel 2-to erect two story dwelling on conforming lot and location, Res. A District, north side of Spur Drive North (#971), 316.80 feet west of Indiana Avenue, Bay Shore, NY (0500-247.00-01.00-122.000)

Adjourned from May 23, 2017

7:30 P.M. (346-17) VINCENT and JILL MARTINO - permission to erect addition to 2nd story deck (6' x 12') leaving side yard of 12 feet instead of required 15 feet and floor area ratio of 37.9% instead of permitted 30%, Res. BAA District, southeast corner of Shell Walk (#51) and right-of-way, Lonelyville, NY (0500-494.00-03.00-040.000)

7:30 P.M. (371-17) CARLOS RIVERA HERNANDEZ and JOSE BLANCO - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, leaving driveway having width of 27 feet instead of permitted 18 feet, Res. AA District, south side of Wisconsin Avenue (#792), 316.8 west of Illinois Avenue, Bay Shore, NY (0500-225.00-01.00-003.002)

8:00 P.M. (372-17) RONNI GENTILE and ANTHONY GENTILE - permission to leave shed having rear yard of 2.9 feet instead of required 4 feet, Res. B District (278), west side of San Rafael Avenue (#79), 168.20 feet north of Live Oak Drive, Holbrook, NY (0500-110.00-05.00-063.000)

8:00 P.M. (373-17) INDHIRA PADILLA and FRANCIS JAQUEZ - permission to leave second story addition (261 sq. feet) having second front yard of 20.9 feet instead of required 30 feet, Res. A District, southwest corner of Lincoln Boulevard (#1582) and Fig Place, Bay Shore, NY (0500-222.00-02.00-043.000)

8:30 P.M. (374-17) GABRIEL MITCHELL - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. AA District, north side of Poplar Street (#285), 440 feet east of Wilson Boulevard, Central Islip, NY (0500-229.00-02.00-055.000)

8:30 P.M. (375-17) MARIA MIRANDA and SEGUNDO SOLANA - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. AA District, south side of Ridgewood Avenue (#46A), 152.64 feet west of Calebs Path (through lot to Commercial Boulevard), Brentwood, NY (0500-053.00-02.00-027.000)

8:30 P.M. (376-17) ELIADES MUNOZ and SABINA COLLANTES - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. B District, east side of Carleton Avenue (#1823), 130.84 feet south of Pine Aire Drive, Bay Shore, NY (0500-159.00-01.00-039.008)

8:30 P.M. (377-17) **ABUL and SHAHEEN NIAZI** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, south side of Spur Drive South (#1060), 93 feet east of Chicago Avenue, Bay Shore, NY (0500-247.00-03.00-040.000)

8:30 P.M. (378-17) **MARIA VILLALTA** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. AA District, north side of Wisconsin Avenue (#7), 500 feet west of Stein Drive, Bay Shore, NY (0500-201.00-02.00-035.000)