

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, October 24, 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: 10/13/2017
Islip, New York

James H. Bowers, Chairman
Zoning Board of Appeals

- 6:30 P.M. (709-17) RENEE and MATTHEW YAROSZ** - permission to leave shed having side yard of 1.4 feet instead of required 2 feet, Res. A District, southeast corner of Manistee Lane (#124) and Hobart Street, East Islip, NY (0500-400.00-03.00-047.000)
- 6:30 P.M. (710-17) ERIK and DANIELLE MC CARTHY** - permission to leave shed having front yard (through lot) of 3 feet instead of required 60 feet, and to install inground pool leaving front yard of 14 feet and pool equipment leaving front yard of 4 feet instead of 44 feet each, Res. A District, east side of Marilyn Court (#286), 204.35 feet south of Marilyn Street (through lot to Hecksher State Parkway), East Islip, NY (0500-427.00-01.00-072.000)
- 6:30 P.M. (711-17) JULIA and OSCAR CASTRO** - permission to erect second story addition (29' x 53.8') leaving front yard of 38 feet instead of required 40 feet, Res. AA District, south side of Arizona Avenue (#52), 100 feet west of East Third Avenue, Bay Shore, NY (0500-201.00-03.00-026.001)
- 6:30 P.M. (712-17) DEVAN FERMIN and EVELYN ROMANO** - permission to leave detached garage (24.2' x 24.2') having front yard (through lot) of 24.8 feet instead of required 60 feet, Res. A District, east side of North Thompson Drive (#1601), 5,622.70 feet south of Pine Aire Drive (through lot to Sagtikgos Parkway), Bay Shore, NY (0500-222.00-01.00-101.000)
- 6:30 P.M. (713-17) CHRISTINE LARKIN and DAVID MONTHIE** - permission to leave inground pool having side yard of 14 feet instead of required 18 feet and to leave shed having side yard of 1.6 feet instead of required 2 feet, Res. AA District (278 Cluster), west side of Spiral Road (#102), 60.33 feet north of Blue Point Road, Holtsville, NY (0500-131.00-02.00-015.000)
- 6:30 P.M. (714-17) DOUGLAS and SUSAN FISHER** - permission to leave accessory building (12.3' x 16.3') with attached roofed over deck having second front yard of 26 feet and to leave shed having second front yard of 14 feet instead of required 55 feet each, Res. AAA District (278 Cluster), southeast corner Canterbury Drive (#3) and Town Line Road (through lot to Enfield Lane), Hauppauge, NY (0500-006.00-01.00-031.000)

- 6:30 P.M. (715-17)** **NOELLE and THOMAS KUGLER and MARY GRUPINSKI** - permission to leave roofed-over porch having front yard of 32.26 feet instead of permitted encroachment setback of 34 feet and side yard of 12.76 feet instead of required 14 feet and to leave second roofed-over porch having side yard of 12.05 feet instead of required 14 feet, Res. A District, east side of Hawthorne Avenue (#121), 194.68 feet north of Springdale Drive, Ronkonkoma, NY (0500-046.00-04.00-040.000)
- 6:30 P.M. (716-17)** **JOSEPH LAVOLPA** - permission to leave inground pool having second front yard of 21.6 feet instead of required 27 feet and rear yard of 9.4 feet instead of required 14 feet and to leave pool patio having second front yard of 17 feet instead of required 30 feet and rear yard of 3 feet instead of required 6 feet, Res. A District, northwest corner of Hauppauge Road (#59) and San Juan Road, Hauppauge, NY (0500-019.00-01.00-039.000)
- 6:30 P.M. (728-17)** **ALEXANDER and GEORGINA RUBANO** - permission to erect one story addition (15.9' x 27') leaving side yard of 9.8 feet instead of required 18 feet and to use dwelling for two family, family use only pursuant to Islip Town Code Section 68-419.1, Res. AA District (278 Cluster), south side of Pace Drive (#84), 481 feet southwest of South Country Road, West Islip, NY (0500-479.00-04.00-004.000)
- 6:30 P.M. (647-17)** **REAL ESTATE PLAZA, INC.** - permission to leave carport conversion having side yard of 6 feet instead of required 14 feet, Res. B District, north side of Poplar Place (#3), 100 feet west of Pine Drive, Bay Shore, NY (0500-288.00-02.00-049.000)
- 6:30 P.M. (717-17)** **THANG and PHUONG NGUYEN** - permission to leave patio and roofed-over patio having side yard of 0.5 feet instead of required 4 feet, to leave awning (attached to shed) encroaching 0.8 feet over adjacent property, and to leave driveway having front yard occupancy of 43% instead of permitted 35%, Res. A District, west side of Wheeler Road (#230), 130.46 feet south of Maple Street, Hauppauge, NY (0500-054.00-01.00-021.001)
- 7:00 P.M. (718-17)** **KENNETH STEIN, III** - permission to install driveway having side yard of 2 feet instead of required 4 feet, to leave 2 retaining walls on property line and having setback of 3 feet instead of required 4 feet each and to exceed the compensating excavation provision [68-442(3)(C)] by proposing a surplus of 782.2 cubic yards of fill onto the property, Res. A District, northwest corner of Browns River Road (#67) and River Road, Sayville, NY (0500-431.00-05.00-031.000)
- 7:00 P.M. (719-17)** **MERLING A. CENTENO** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, north side of West Orange Street (#199), 141.06 feet east of Yankee Street, Brentwood, NY (0500-228.00-02.00-090.000)

Adjourned from August 29, 2017

7:00 P.M. (576-17) MARJORIE and JACOB MARCIANO - permission to erect second story deck leaving front yard of 20.7 feet instead of required 25 feet and erect second story addition, all having floor area ratio of 36.93% instead of permitted 30%, Res. BAA District, west side of Beachwold Avenue (#17), 60 feet north of Central Walk, Seaview, NY (0500-497.00-01.00-033.000)

Adjourned from October 3, 2017

7:00 P.M. (646-17) JOHN and CHRISTINE HANNA - permission to install inground pool leaving side yard of 8 feet instead of required 14 feet, Res. A District, east side of West Lane (#45), 361.19 feet south of Montauk Highway, Sayville, NY (0500-408.00-02.00-005.000)

7:00 P.M. (720-17) APPLE FARM REALTY, LLC - permission to erect convenience store leaving front yard of 26.4 feet instead of arterial highway setback of 50 feet and leaving rear yard of 10 feet instead of required rear yard transition setback of 15 feet, Bus 2 District, northeast corner of Sunrise Highway (#2269) and Romaine Avenue, Islip, NY (0500-319.00-01.00-028.000)

7:30 P.M. (581-17) MBC ASSOCIATES, LLC - permission to leave double sided ground sign of 18 sq. feet and height of 4.5 feet having setback of 10 feet in Business (BD) District where ground signs are prohibited, BD District, southwest corner of West Main Street (#70-74) and William Street, East Islip, NY (0500-372.00-04.00-011.000)

7:30 P.M. (721-17) MICHELLE STICA - permission to leave accessory building attached by breezeway having side yard of 4.78 feet instead of required 14 feet, to leave above ground pool having second front yard of 10.9 feet instead of required 35 feet, to reconstruct 6 foot fence on property line not having required setback of 10 feet, to leave pool deck having second front yard of 28 feet instead of required 30 feet and to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, southwest corner of Namdac Avenue (#1120) and Runyon Street, Bay Shore, NY (0500-390.00-01.00-035.000)

7:30 P.M. (722-17) ANGEL and ZORAIDA SANCHEZ - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. B District, southwest corner of Claywood Drive (#82) and Fir Place, Brentwood, NY (0500-138.00-02.00-092.000)

Adjourned from May 23 & June 20, 2017

- 7:30 P.M. (349-17)** **JOAN and EDWARD BLAIR, III** - permission to establish legal nonconforming use of two story detached garage leaving height of approximately 21 feet instead of permitted 14 feet and to leave hot tub having building separation of 1 foot instead of required 6 feet, Res. A District, east side of Chestnut Avenue (#2157), 300 feet south of Peconic Street, Ronkonkoma, NY (0500-086.00-03.00-010.000)
- 8:00 P.M. (723-17)** **ROBERT FERRO and ANNEMARIE ROONEY** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, north side of Bridge Road (#367), 357.97 feet east Wheelers Road, Hauppauge, NY (0500-054.00-01.00-058.000)
- 8:00 P.M. (724-17)** **DEAN HALL and TRAN NGO** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, east side of Cassel Avenue (#1019), 150 feet south of Sachs Street, Bay Shore, NY (0500-415.00-03.00-040.000)
- 8:00 P.M. (726-17)** **SAMUEL HERNANDEZ** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, north side of Newberry Street (#221), 180 feet west of Gibson Avenue, Brentwood, NY (0500-185.00-02.00-014.000)
- 8:00 P.M. (727-17)** **ARTHUR and DONNA CIPOLETTI and NICOLE CIPOLETTI** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. AA District, south side of Montauk Highway (#970), 144.04 feet west of Oak Neck Lane, West Islip, NY (0500-475.00-01.00-020.000)