

## Public Notice

**NOTICE IS HEREBY GIVEN** that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, February 06, 2018** 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: 01/26/2018  
Islip, New York

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

**6:30 P.M. (080-18) OLGA TORRES** - to renew permit for two family, family use only, Res. B District, east side of First Street (#11), 180.72 feet north of Candlewood Road, Brentwood, NY (0500-202.00-01.00-023.002)

**6:30 P.M. (081-18) WARREN and EDITH TACKENBERG** - to renew permit for two family, family use only, Res. A District, north side of Bridge Road (#351), 182.61 feet east of Helen Marie Path, Hauppauge, NY (0500-054.00-01.00-018.000)

**6:30 P.M. (082-18) RICHARD and MAUREEN MIKUCKI** - permission to leave shed having side yard of 3.7 feet and rear yard of 3.1 feet instead of required 4 feet each, Res. B District, south side of Glenmere Way (#54), 237.09 feet west of Winwood Lane, Holbrook, NY (0500-195.00-03.00-004.000)

**6:30 P.M. (083-18) FOUR CORNERS MANAGEMENT SERVICES LLC** - permission to leave one story addition (12' x 24.48') having front yard of 39.4 feet instead of required 40 feet, Res. A District, west side of Sullivan Street (#1080), 100 feet south of Oakdale Street, Bay Shore, NY (0500-286.00-03.00-080.000)

**6:30 P.M. (084-18) PETER PESCATORE** - permission to leave shed having second front yard of 9 feet instead of required 27 feet, to leave pool equipment having second front yard of 5 feet instead of required 27 feet and to leave pool patio having side and rear yard of 3 feet instead of required 6 feet each, Res. A District, northwest corner of Terry Road (#1244), and Johnson Avenue, Ronkonkoma, NY (0500-083.00-02.00-046.000)

**6:30 P.M. (085-18) ROBERT and KATHRYN VAN DYKE** - permission to leave chicken coop having side yard of 2.6 feet and rear yard of 3 feet instead of required 10 feet each, Res. B District, south side of Oak Street (#58), 125 feet west of Ferndale Boulevard, Islip, NY (0500-320.00-02.00-069.000)

**6:30 P.M. (086-18) RAMCHARITAR and SABITA RAMSARAN** - permission to leave deck (8" high) having side yard of 0.4 feet instead of required 4 feet and to leave pool deck having side yard of 4.4 feet instead of required 10 feet, Res. B District, east side of Brooklyn Boulevard (#1377), 260 feet north of Huron Drive, Bay Shore, NY (0500-314.00-03.00-055.000)

- 6:30 P.M. (087-18)** **KHALED ATTIA** - permission to elevate two story dwelling leaving side yard of 11.5 feet instead of required 14 feet, total side yards of 26.2 feet instead of required 28 feet and front yard of 21.5 feet instead of required 25 feet, Res. B District, north side of South Bay Avenue (#7), 150 feet west of South Clinton Avenue, Bay Shore, NY (0500-441.00-02.00-034.000)
- 6:30 P.M. (088-18)** **JASON and AMANDA CARNES** - permission to leave above ground pool having side yard of 9 feet instead of required 14 feet and pool deck having side yard of 7.6 feet instead of required 10 feet, Res. A District, east side of Foster Avenue (#319), 433.19 feet south of Terry Street, Sayville, NY (0500-431.00-05.00-007.000)
- 6:30 P.M. (089-18)** **LINDA and THOMAS RENZULLI** - permission to erect two story addition (16.33' x 18.16' Irrg.) leaving side yard of 8.5 feet instead of required 14 feet and to leave deck (0.7' high) on property line not having required setback of 4 feet, Res. B District, west side of Tyler Avenue (#22), 343 feet north of Montauk Highway, West Sayville, NY (0500-407.00-03.00-017.000)
- 6:30 P.M. (090-18)** **JUAN ALFARO** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. B District, west side of O'Neill Avenue (#62), 1,049.62 feet north of Redington Street, Bay Shore, NY (0500-341.00-03.00-041.002)
- 7:00 P.M. (091-18)** **VERDI BEKTESHI** - permission to reconstruct second story addition leaving side yard of 5 feet instead of required 14 feet, total side yards of 25 feet instead of required 28 feet, rear yard of 14 feet instead of required 25 feet, resulting in floor area ratio of 28.34% instead of permitted 25% and to leave deck on side property line not having required setback of 6 feet and on rear property line not having required setback of 10 feet, Res. B District, north side of Sutton Court (#61), 278.10 feet east of Lawn Avenue, West Islip, NY (0500-466.00-01.00-068.000)
- 7:00 P.M. (092-18)** **PATRICK and PATRICIA SAINT-LAURENT** - permission to leave second front door for access to permitted home occupation, in violation of Section 68-3 Definition of a Family (2)(c), Res. AA District, south side of Connecticut Avenue (#219), 469.96 feet west of Illinois Avenue, Bay Shore, NY (0500-246.00-02.00-005.000)
- 7:00 P.M. (093-18)** **DANIEL SANCHEZ** - permission to leave detached garage having height of 14.9 feet instead of permitted 14 feet, Res. AAA District, south side of Allwood Avenue (#175), 401.99 feet east of Connetquot Avenue, Central Islip, NY (0500-123.00-03.00-012.000)

**Adjourned from December 19, 2017**

- 7:00 P.M. (700-17) SUSAN and VINCENT COLETTA** - permission to leave 2 one story Additions (15.8' x 25.1' and 27.4' x 34.9') to dwelling, with Addition 1 leaving rear yard of 13.6 feet instead of required 25 feet, and both Additions resulting in floor area ratio of 36% instead of permitted 25%, to use dwelling for two family, family use only pursuant to Islip Town Code Section 68-419.1, with floor area of apartment totaling 37% of dwelling instead of permitted 33.3%, to leave patio having side yard of 1 foot instead of required 4 feet, to leave driveway having front yard occupancy of 68% instead of permitted 35%, to leave second story deck having side yard of 7 feet and staircase having side yard of 3.5 feet instead instead of required 14 feet each and to leave above ground pool having rear yard of 7.7 feet instead of required 10 feet, Res. B District, north side of Dougherty Avenue (#167), 160 feet west of Coates Avenue, Holbrook, NY (0500-087.00-02.00-031.001)
- 7:00 P.M. (094-18) JOSE and PATRICIA MENDOZA** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, east side of Wilson Boulevard (#761), 3,581.33 feet north of Locust Street, Central Islip, NY (0500-187.00-01.00-014.001)
- 7:00 P.M. (095-18) RAMON PARRA** - permission to leave one story addition (9' x 15' Irrg.) having side yard of 2.5 feet instead of required 14 feet and to leave deck having side yard of 3 feet instead of required 6 feet, Res. B District, east side of Lukens Avenue (#75), 132.50 feet north of Pine Street, Brentwood, NY (0500-116.00-03.00-008.000)
- 7:30 P.M. (096-18) BAY SHORE FIRE DISTRICT** - permission to erect two story addition (25' x 143.4' Irrg.) and stair tower having height of 42.5 feet instead of permitted 28 feet, to leave accessory building having side yard of 3.5 feet and rear yard of 5.4 feet instead required 10 feet each, to erect one story addition (42.1' x 56.6') to accessory building leaving side yard of 3.5 feet instead of required 10 feet and having height of 23 feet instead of permitted 14 feet, to erect generator with enclosure and to leave walk-in freezer box, all having floor area ratio of 32.5% instead of permitted 25% and to erect retaining wall leaving side yard of 3.5 feet instead of required 4 feet, Res. B District, southeast corner of Fifth Avenue (#195) and Howells Road, Bay Shore, NY (0500-340.00-02.00-051.001)
- 7:30 P.M. (097-18) JOSE DIAZ** - permission to leave awning having side yard of 4 feet instead of required 14 feet, to leave patios having side yard of 1.5 feet instead of required 4 feet, all having rear yard occupancy of 50% instead of permitted 30% and to establish accessory apartment pursuant to Islip Town Code Section 68-602 leaving driveway having side yard of 1 foot instead of required 4 feet and width of 26 feet instead of permitted 18 feet, Res. B District, north side of Carrol Street (#77), 300 feet east of Jefferson Avenue, Brentwood, NY (0500-074.00-04.00-102.000)

- 8:00 P.M. (098-18) EDWARD MAJOR and PAUL MAJOR** - permission to elevate 2 family dwelling and single family dwelling for a total of 3 dwelling units on lot in violation of 68-136, 2 family dwelling having rear yard of 1.1 feet instead of required 25 feet, second front yard of 2.3 feet instead of required 15 feet and side yard of 3.2 feet instead of required 10 feet, to erect one story addition to 2 family dwelling having second front yard of 10 feet instead of required 15 feet, single family dwelling having second front yard of 9.6 feet instead of required 15 feet, front yard of 19 feet instead of required 25 feet, to erect one story addition to single family dwelling leaving front yard of 19 feet instead of required 25 feet and second front yard of 9.6 feet instead of required 15 feet, to erect portico leaving front yard of 5 feet instead of permitted encroachment setback of 20 feet, to leave deck having front yard of 1 foot instead of required 15 feet, to erect shower and laundry building leaving front yard of 21 feet instead of required 60 feet and second front yard of 1.9 feet instead of required 20 feet, to leave and elevate decking having side yard of 3 feet and second front yard 2.3 feet instead of required 15 feet each, all having floor area ratio of 61.6% instead of permitted 30%, to erect shed leaving front yard of 4 feet instead of required 60 feet, side yard of 2 feet instead of required 10 feet, to erect outdoor kitchen on decking leaving side yard of 2 feet instead of required 10 feet, Res. BAA District, northeast corner of Pine Walk (#65) and Cedar Court, Kismet, NY (0500-491.00-02.00-081.000)
- 8:00 P.M. (099-18) SAXON SUNRISE REALTY LLC** - permission to leave ground sign having sign area of 358 sq. feet instead of permitted 64 sq. feet, having height of 40 feet instead of permitted 18 feet, and having front yard setback of 25 feet instead of required height of the sign, Bus 3 District, southeast corner of Sunrise Highway (#2052) and Saxon Avenue, Bay Shore, NY (0500-318.00-03.00-001.003)
- 8:30 P.M. (100-18) SONIA CELESTIN, HITCLER GUELLE & VERONICA GUELCE** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. B District, north side of Oakwood Boulevard (#25), 50.32 feet east of Adams Avenue, Bay Shore, NY (0500-292.00-02.00-100.000)
- 8:30 P.M. (101-18) RYSZARD MASIULANIS** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. B District, south side of Rose Street (#48), 80 feet west of Parkway Gardens Boulevard, Hauppauge, NY (0500-018.00-03.00-070.001)
- 8:30 P.M. (102-18) ORLAN MARTINEZ** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. B District, south side of Howells Road (#44), 405.7 feet west of Gail Street, Bay Shore, NY (0500-340.00-02.00-081.000)
- 8:30 P.M. (103-18) JOAQUIN GOMEZ** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, west side of Broadway Avenue (#692), 235 feet south of Peterson Street, Brentwood, NY (0500-204.00-01.00-100.000)

**8:30 P.M. (104-18) MICHAEL and ANNA TSIMIS** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, west side of Feuereisen Avenue (#2056), 150 feet north of Fourth Street, Ronkonkoma, NY (0500-104.00-02.00-058.000)