

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 24, 2020** at the Town Hall West, 401 W 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: 03/13/2020
Islip, New York

John M. Lorenzo, Chairman
Zoning Board of Appeals

- 6:00 P.M. (238-20) GREGORY and MARGARET EVANS** - to renew permit for two family, family use only, Res. A District, southwest corner of 18th Avenue (#36) and Southport Street, Ronkonkoma, NY (0500-102.00-01.00-033.000)
- 6:00 P.M. (239-20) MOHAMMAD A. SHAHID and MOHAMMAD MUBASHIR SHAHID** - to renew permit for two family, family use only, Res. B District, south side of Palfrey Street (#24), 75 feet west of Park Avenue, Bay Shore, NY (0500-315.00-01.00-118.006)
- 6:00 P.M. (240-20) SPIROS NITIS and ANGIE PANOS** - to renew permit for two family, family use only, Res. AA District, east side of Pinedale Road (#47), 136.24 feet north of Radburn Drive, Hauppauge, NY (0500-045.00-02.00-030.000)
- 6:00 P.M. (241-20) VICTOR J. ROSARIO and VICTOR M. ROSARIO** - permission to leave pool patio having side yard of 4.8 feet instead of required 6 feet, Res. A District, east side of Martinstein Avenue (#1156), 166.66 feet south of Deer Park Street, Bay Shore, NY (0500-221.00-02.00-017.000)
- 6:00 P.M. (211-20) KEITH and ANN L. WINNACOTT** - permission to leave inground pool having side yard of 13.5 feet instead of required 14 feet, Res. A District, north side of Brook Street (#127), 102.94 feet east of Amherst Road, West Sayville, NY (0500-380.00-03.00-025.000)
- 6:00 P.M. (242-20) MERCY MANJARI** - permission to leave pool patio on side property line not having required setback of 6 feet, Res. B District, west side of Richland Boulevard (#1368), 100 feet south of Cherokee Drive, Bay Shore, NY (0500-314.00-02.00-097.000)
- 6:00 P.M. (243-20) JOYCE M. SMITH** - permission to leave pool patio having side yard of 3 feet instead of required 6 feet and driveway on side property line not having required setback of 4 feet, Res. B District, east side of First Avenue (#437), 840.47 feet south of Davis Street, Bayport, NY (0500-309.00-04.00-052.000)
- 6:00 P.M. (244-20) ANDREW CAMPBELL and CHRISTINE DOWNS-CAMPBELL** - permission to leave shed (8' x 9.87') on front property line (through lot) not having required setback of 25 feet, Res. B District, east side of Islip Avenue (#1499), 76 feet north of Lemon Street (through lot to Branch Avenue), Islip, NY (0500-163.00-04.00-067.000)

- 6:00 P.M. (245-20) HECTOR CUEVAS and KETTY ROBLES** - permission to leave deck having rear yard of 23.5 feet instead of required 25 feet, Res. A District, southwest corner of Spur Drive South (#792) and Illinois Avenue, Bay Shore, NY (0500-268.00-02.00-028.000)
- 6:00 P.M. (246-20) MARIO VARGAS and YOSSELYN RAMIREZ** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, south side of Floyd Street (#86), 572.59 feet east of Beck Court, Brentwood, NY (0500-073.00-04.00-100.000)
- 6:00 P.M. (247-20) AUDREY STONE** - permission to leave porch having side yard of 13.9 feet instead of required 14 feet and shed having side yard of 1.2 feet instead of required 4 feet and not having 20 feet behind front line of dwelling, Res. A District, east side of Anchorage Drive (#151), 555 feet south of Snedecor Avenue, West Islip, NY (0500-479.00-01.00-046.000)
- 6:00 P.M. (248-20) ANTHONY and MARIAN INGLE** - permission to leave pool deck having side yard of 6.2 feet instead of required 10 feet, Res. A District, west side of Haven Avenue (#118), 314.82 feet north of Springdale Drive, Ronkonkoma, NY (0500-046.00-03.00-019.000)
- 6:30 P.M. (249-20) JAMIE and RICHARD BOGENSHUTZ** - permission to erect one story addition (11' x 12' Irrg.) leaving side yard of 8 feet instead of required 14 feet, Res. A District, east side of Dale Drive (#20), 517.8 feet north of Brook Street, Oakdale, NY (0500-380.00-02.00-044.000)
- 6:30 P.M. (250-20) ADAM DELEO and LORRAINE YURKINS** - permission to erect second story addition (24.3' x 28.6') leaving side yards of 9.76 feet and 11.96 feet instead of required 14 feet each, total side yards of 21.72 feet instead of required 28 feet and floor area ratio of 30.99% instead of permitted 25%; addition resulting in new dwelling on lot having width of 50.01 feet instead of required 75 feet and lot area of 5,434 sq. feet instead of required 7,500 sq. feet and to leave driveway on side property and not having required setback of 4 feet, Res. B District, east side of North Ocean Avenue (#85), 383 feet south of Union Boulevard, Islip, NY (0500-370.00-01.00-043.000)
- 6:30 P.M. (251-20) LUCILLE DELISE KATSCH** - permission to erect one story addition (approx. 11' x 12') leaving side yard of 7 feet instead of required 14 feet, Res. B District, south side of Homan Place, 122 feet east of Homan Avenue, Bay Shore, NY (0500-394.00-01.00-033.005)
- 6:30 P.M. (252-20) LUIS M. and ALISHA N. ABREU** - permission to install inground pool leaving side yard of 10 feet instead of required 14 feet and pool patio leaving side yard of 4 feet instead of required 6 feet, Res. A District, southeast corner of Boulevard Avenue (#151) and Harvest Lane, West Islip, NY (0500-336.00-02.00-044.000)

6:30 P.M. (253-20) NEAL HEATON, JR. and MAGGIE P. EMMA - permission to install inground pool leaving side and rear yards of 14 feet instead of required 18 feet each and to leave 6 foot fence on second front property line not having required setback of 10 feet, Res. AA District, southeast corner of Union Street (#908) and Walnut Avenue, Bohemia, NY (0500-191.00-01.00-020.000)

6:30 P.M. (254-20) VICTOR and DORIS G. AYALA - permission to leave second story deck having rear yard of 24 feet with landing having rear yard of 19 feet instead of required 25 feet each, to leave shed having side yard of 1 foot instead of required 2 feet and having 6 feet behind the front line of dwelling instead of required 20 feet and to leave patio having side yard of 1.5 feet and rear yard of 3 feet instead of required 4 feet each, Res. B District, north side of Junard Drive (#83), 62 feet east of Ohio Avenue, Bay Shore, NY (0500-292.00-03.00-004.000)

6:30 P.M. (255-20) J&G HOMES SOLUTIONS LLC - permission to leave one story roofed area having side yard of 1 foot instead of required 14 feet and cellar entrance having side yard of 5 feet instead of the permitted encroachment setback of 8 feet, RRD District, east side of Peters Boulevard (#48), 128.91 feet south of Potters Boulevard, Central Islip, NY (0500-141.00-01.00-038.006)

Adjourned from March 10, 2020

6:30 P.M. (224-20) FRANK and MARGUERITE MILLER - permission to install inground pool leaving rear yard of 5 feet instead of required 14 feet, to install pool patio leaving rear yard of 2 feet instead of required 6 feet and rear yard occupancy of 44.5% instead of permitted 30%, Res. A District, northwest corner of Edwards Street (#20) and Edwards Avenue, Sayville, NY (0500-409.00-03.00-001.001)

6:30 P.M. (256-20) RUBEN GARCIA - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. AA District, east side of Peck Avenue (#1881), 525.5 feet south of PineAire Avenue, Bay Shore, NY (0500-158.00-02.00-044.002)

6:30 P.M. (257-20) VALERIE and ROBERT A. SPARKES, JR. - permission to leave raised dwelling having first floor height of 12.8 feet instead of permitted 9 feet, Res. A District, northeast corner of Hollywood Drive (#119) and (Not Open) Hollywood Drive, Oakdale, NY (0500-376.00-03.00-019.000)

Adjourned from February 25, 2020

7:00 P.M. (167-20) CARLOS SOLIS - permission to leave addition to detached garage (10' x 46.2') with gross floor area of garage (1,734 s.f.) exceeding ground floor area of dwelling (983 s.f.), all accessory structures resulting in rear yard occupancy of 32.99% instead of permitted 25%, floor area ratio of 16.49% instead of permitted 10% and to leave patio on rear property line not having required setback of 4 feet (currently encroaching over property line), Res. A District, west side of American Boulevard (#230), 1,115 feet north of Rianna Court, Brentwood, NY (0500-184.00-01.00-004.002)

Adjourned from February 25, 2020

7:00 P.M. (166-20) HAROON DURRANI - permission to leave one story addition (16.4' x 25.8') having floor area ratio of 31.79% instead of permitted 25%, to leave 4 foot fence within both corner and driveway sight triangles and to relocate shed to property line not having required setback of 4 feet, Res. B District, northeast corner of Beverly Street (#7) and Webster Road, Islip, NY (0500-270.00-03.00-076.000)

7:00 P.M. (258-20) VALENTIN US BRINKMANN - permission to reconstruct attached garage leaving side yard of 3.9 feet instead of permitted 14 feet, total side yards of 19.5 feet instead of required 28 feet, to leave driveway having side yard of 2 feet and patio on side property line instead of required 4 feet each, Res. B District, north side of West Avenue (#43), 833.7 feet south of Montauk Highway, West Sayville, NY (0500-429.00-01.00-003.000)

7:00 P.M. (259-20) WALTER and ELISA A. ROSTKOWSKI - permission to elevate and reconstruct dwelling leaving side yard of 13.5 feet instead of required 14 feet and front yard of 24.9 feet instead of required 30 feet, to erect elevated porch with second story balcony leaving front yard of 29.2 feet instead of required 30 feet, to erect one story addition leaving front yard of 23 feet instead of required 30 feet and to erect second story addition, all having floor area ratio of 33.74% instead of permitted 25%; to erect raised AC platform leaving front yard of 23 feet instead of required 30 feet and side yard of 9.5 feet instead of required 14 feet, to leave hot tub having side yard of 4.2 feet and rear yard of 8.7 feet instead of required 14 feet each and to leave shed on side property line not having required setback of 2 feet, Res. A District, north side of Connetquot Drive (#132), 972.69 feet west of River Way, Oakdale, NY (0500-350.00-01.00-005.000)

7:30 P.M. (260-20) MARCELA E. RODRIGUEZ-CISNEROS - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. B District, south side of Ames Street (#122), 175 feet west of Broadway, Brentwood, NY (0500-139.00-02.00-015.000)

7:30 P.M. (261-20) PAUL and MARGARET R. DILL - permission to leave shed with roof-over (326.8 sq. feet) having height of 15.5 feet instead of permitted 14 feet, Res. AA District, east side of Biltmore Avenue Extension (#14), 615.35 feet south of Biltmore Avenue Extension, Oakdale, NY (0500-324.00-01.00-005.000)

8:00 P.M. (262-20) FRANCISCO R. TORRES and MAURA I. RUBIO - to renew permit for accessory apartment pursuant to Section 68-616, Res. B District, west side of Tree Avenue (#244), 100 feet south of Brightside Avenue, Central Islip, NY (0500-119.00-02.00-018.000)

8:00 P.M. (263-20) FRANCISCO HERRERA - to renew permit for accessory apartment pursuant to Section 68-616, Res. B District, northwest corner of Grouse Drive (#51) and Willen Lane, Brentwood, NY (0500-035.00-02.00-026.000)

8:00 P.M. (264-20) FREDIS B. CLAROS LOPEZ - to renew permit for accessory apartment pursuant to Section 68-616, Res. A District, east side of Radcliff Drive (#97), 339.45 feet north of Riddle Street, Brentwood, NY (0500-204.00-02.00-067.000)

8:00 P.M. (265-20) MARTIN BONILLA and BERTA CHERINOS - to renew permit for accessory apartment pursuant to Section 68-616, Res. B District, south side of Rosewood Street (#24), 100 feet east of Prospect Avenue, Central Islip, NY (0500-166.00-01.00-035.000)

8:00 P.M. (266-20) WILLIAM GONZALEZ - to renew permit for accessory apartment pursuant to Section 68-616, Res. A District, south side of Sycamore Street (#56), 200 feet west of Islip Avenue, Brentwood, NY (0500-205.00-03.00-021.000)

PUBLIC HEARING CANCELLED