

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, May 21, 2024** at 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. The hearing may be viewed live over the internet. Visit islipny.gov for details.

Dated: 05/10/2024
Islip, New York

Donald A. Rettaliata, Jr. Chairman
Zoning Board of Appeals

- 6:00 P.M. (293-24) DARRIN J. LICATA** - permission to leave driveway having side yard of 2.8 feet instead of required 4 feet, B278, south side of Glensummer Road (#164), 386 feet east of Dashen Lane, Holbrook, NY (0500-195.00-02.00-066.000)
- 6:00 P.M. (294-24) KEVIN R. and JEANNE M. GILBERT** - permission to leave shed having side yard of 1 foot instead of required 2 feet, Res. AA District, north side of Elizabeth Court (#15), 373.89 feet west of Johnson Avenue, Sayville, NY (0500-281.00-01.00-002.005)
- 6:00 P.M. (295-24) MAGGIE LOPEZ and SHANNETTE LOPEZ** - permission to leave semi in-ground pool having side yard of 8.7 feet and rear yard of 9.7 feet instead of required 10 feet each and pool patio having side yard of 2.6 feet instead of required 6 feet, Res. B District, east side of Cordello Avenue (#22), 325 feet north of St. Johns Street, Central Islip, NY (0500-120.00-03.00-031.000)
- 6:00 P.M. (296-24) ANTHONY ESPOSITO and NICOLE KAPPUS** - permission to leave retaining wall planter (18" - 22" high) having side yard of 3.3 feet and rear yard of 1.3 feet instead of required 4 feet each, Res. B District, east side of South Ocean Avenue (#279), 579.12 feet south of Maple Street, Islip, NY (0500-422.00-01.00-021.000)
- 6:00 P.M. (297-24) JOEL and KASSANDRA ADE** - permission to leave patio having side yard of 3 feet and driveway on side property line not having required setback of 4 feet each, Res. B District, north side of Morton Street (#39), 250 feet east of Lincoln Avenue, Brentwood, NY (0500-073.00-03.00-043.000)
- 6:00 P.M. (298-24) MICHAEL and TAYLOR ANDING** - permission to erect two-story addition (6' x 10') leaving floor area ratio of 27.45% instead of permitted 25%, Res. A District, south side of Academy Lane (#20), 300 feet east of LaSalle Place, Oakdale, NY (0500-380.00-01.00-124.000)
- 6:00 P.M. (299-24) LAWRENCE F. TUMMINIA** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code 68-419.1, Res. B District, southwest corner of West 2nd Street (#138) and Lakeview Court, Ronkonkoma, NY (0500-009.00-04.00-085.000)

- 6:00 P.M. (300-24)** **RYAN and CHELSEA DUGAN** - permission to erect one and two-story additions and roofed-over porch leaving floor area ratio of 30.24% instead of permitted 25%, Res. A District, west side of Colton Avenue (#70), 1,013.69 feet south of Edwards Street, (through lot to Edwards Avenue), Sayville, NY (0500-409.00-03.00-025.000)
- 6:00 P.M. (301-24)** **JAMES and EVELYN BRADY, TRUSTEES to the BRADY LIVING TRUST** - permission to leave second story deck having side yard of 10.4 feet instead of required 14 feet, patio on side property line not having required setback of 4 feet, shed having 18.7 feet behind front line of dwelling instead of required 20 feet and on side property line not having required setback of 2 feet and shed having side yard of 1.5 feet and rear yard of 0.8 feet instead of required 2 feet each, Res. A District, west side of Vicksburg Drive (#12), 204.34 feet north of Church Street, Holbrook, NY (0500-216.00-01.00-045.000)
- 6:00 P.M. (302-24)** **CHRISTOPHER and STEPHANIE WILD** - permission to erect front porch (6' x 18') leaving side yard of 11.5 feet instead of required 14 feet and to leave two air conditioning units having second front yard of 14.5 feet instead of required 27 feet, Res. A District, northwest corner of McConnell Avenue (#204) and Academy Street Extension, Bayport, NY (0500-358.00-02.00-034.000)
- 6:00 P.M. (303-24)** **EDWARD and JEANETTE BUONORA** - permission to install 6-foot fence leaving front yard of 2 feet instead of required 15 feet, Res. B District, east side of Wendover Road (#16), 109.74 feet west of Candee Avenue, Sayville, NY (0500-431.00-01.00-001.000)
- 6:00 P.M. (304-24)** **JUAN TORRES** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. B (278) District, west side of Glensummer Road (#145), 383.27 feet south of Annandale Road, Holbrook, NY (0500-195.00-02.016.002)
- 6:00 P.M. (305-24)** **LUIS ENRIQUE BERMEO and BLANCA ASTUDILLO** - permission to leave roofed-over patio and decking having side yard of 1 foot instead of required 14 feet, rear yard landscaping of 31.5% instead of required 40% and 4 foot fence in driveway site triangle where a maximum of 3 feet is permitted, Res. B District, east side of Brook Avenue (#43), 165 feet north of MacKay Road, Bay Shore, NY (0500-341.00-03.00-048.001)
- 6:30 P.M. (306-24)** **STEVEN and JAYME TAFF** - permission to leave rear yard landscaping of 37% instead of required 40% and fence atop retaining wall (servicing as pool barrier) leaving combined height of 7.2 feet instead of permitted 6 feet, Res. B District, south side of Behrendt Court (#6), 67.97 feet west of Lincoln Avenue, Sayville, NY (0500-330.00-02.00-018.002)

6:30 P.M. (307-24) SEAN GREGORY - permission to erect second story addition resulting in floor area ratio of 33.6% instead of permitted 25%, to erect shed leaving 12 feet behind front line of dwelling instead of required 20 feet, to leave hot tub having rear yard of 5 feet instead of required 10 feet and gravel on side property line instead of required 4 feet, Res. B District, north side of Boyd Avenue (#15), 162.5 feet west of Degnon Boulevard, Bay Shore, NY (0500-395.00-02.00-049.000)

Adjourned from March 12, 2024

6:30 P.M. (149-24) WILLIAM and LAUREN DEMUTH - permission to erect one-story addition (7.5' x 28.3') leaving side yard of 11.26 feet instead of required 14 feet and total side yards of 27.96 feet instead of required 28 feet, to leave shed not having 20 feet behind front line of dwelling, patio on side property line not having required setback of 4 feet and to expand driveway leaving side yard of 1 foot instead of required 4 feet, Res. A District, west side of Manor Lane (#980), 650 feet north of Seventh Street, Bay Shore, NY (0500-416.00-03.00-022.000)

6:30 P.M. (308-24) ANDREW and SARI WARSHAW - permission to erect one-story addition leaving first floor elevation of 9.9 feet instead of minimum required 11 feet and to leave patio on front property line not having required setback of 15 feet, Res. BAA District, east side of Dune Way Avenue (#44), 64 feet south of Neptune Walk, Seaview, NY (0500-497.00-04.00-005.000)

6:30 P.M. (309-24) JOHN and LORI CAPOZZI - permission to erect one-story addition (6' x 14') leaving side yard of 8 feet instead of required 14 feet, Res. B District, west side of Fairway Drive West (#4), 79.48 feet south of Puritan Road Sayville, NY (0500-408.00-07.00-029.000)

6:30 P.M. (310-24) STEPHEN MCCARTHY - permission to erect one-story addition (8' x 8.7') leaving side yard of 8.3 feet instead of required 14 feet and 1-story addition (15.2' x 19.8 Irrg.) resulting in total side yards of 24.1 feet instead of required 28 feet and to leave driveway on side property line not having required setback of 4 feet, Res. A District, west side of Foster Avenue (#232), 506.92 feet south of Edwards Avenue, Sayville, NY (0500-409.00-03.00-050.000)

6:30 P.M. (311-24) RONALD GONEN - permission to install above-ground pool leaving rear yard of 15.3 feet instead of required 25 feet and deck leaving rear yard of 8.3 feet instead of required 15 feet, Res. BAA District, east side of Compass Walk (#18), 325 feet south of Roadway (through lot to Sextant Walk), Robbins Rest, NY (0500-496.00-01.00-055.001)

6:30 P.M. (312-24) JEFFRY S. SPERLING - permission to leave roofed-over porch (6.9' x 47') having front yard of 12.2 feet instead of permitted encroachment setback of 20 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. (313-24) **778 MTK HWY, LLC** - permission to erect two story medical building leaving front yard of 10 feet instead of required 25 feet, second front yard of 20 feet instead of required 25 feet and floor area ratio of 28.63% instead of permitted 25% and to install 6-foot fence on second front property line not having required setback of 10 feet, GST District, southwest corner of Montauk Highway (#778) and West Bay Drive, West Islip, NY (0500-473.00-04.00-022.001)

7:00 P.M. (314-24) **MIDWAY DEVELOPMENT, LLC** - permission to leave elevated dwelling having first floor elevation of 12.7 feet instead of permitted 9 feet and floor area ratio of 45.8% instead of permitted 25%, Res. A District, west of West Bay Drive (#828), 527.97 feet north of Bay 9th Street, West Islip, NY (0500-483.00-01.00-023.001)

7:00 P.M. (315-24) **ALBERT PROJECT LLC** - permission to subdivide lot into two parcels; Lot 1 - to leave two-story dwelling on lot having area of 8,467 sq. feet instead of required 11,250 sq. feet and to leave two-story addition (21' x 21' - under construction) resulting in floor area ratio of 29.86% instead of permitted 25% and Lot 2 - to erect two-story dwelling on lot having area of 8,451 sq. feet instead of required 11,250 sq. feet, front yard of 30 feet instead of required 40 feet and floor area ratio of 29.95% instead of permitted 25%, Res. A District, southwest corner of West Street (#30) and North Street, West Islip, NY (0500-454.00-02.00-051.000)