

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 04, 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: 05/24/2024
Islip, New York

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

- 6:00 P.M. (338-24) JOHN and SABRINA KAMINSKY** - permission to leave semi-inground pool having rear yard of 15.9 feet instead of required 18 feet, Res. AA District, northwest corner of North Gillette Avenue (#510) and Ridgewood Court, Bayport, NY (0500-310.00-02.00-008.000)
- 6:00 P.M. (339-24) JOHN C. and ANN M. MECOZZI** - permission to erect second-story addition (5' x 19') leaving side yard of 13.7 feet instead of required 14 feet and floor area ratio of 27.86% instead of permitted 25% and to leave driveway on side property line not having required setback of 4 feet, Res. B District, east side of Degnon Boulevard (#49), 150 feet south of Allen's Point Road, Bay Shore, NY (0500-395.00-03.00-019.000)
- 6:00 P.M. (340-24) HARRY J. HUGHES, JR. and JERILYNN GOODFELLOW** - permission to erect second-story addition (21.1' x 26.8' Irrg.) leaving side yard of 16.3 feet instead of required 18 feet and total side yards of 32.6 feet instead of required 36 feet and to leave shed having side yard of 0.5 feet instead of required 2 feet, Res. AA (278) District, north side of Norman Drive (#83), 155 feet east of Aft Court, Bohemia, NY (0500-169.00-02.00-019.000)
- 6:00 P.M. (341-24) MICHAEL P. and KERRI MORGAN AMODIO** - permission to erect one-story addition (17' x 20' Irrg.) leaving side yard of 11.5 feet instead of required 14 feet, to leave driveway on side property line and patio having side yard of 0.7 feet instead of required 4 feet each, Res. B District, west side of Ferndale Boulevard (#94), 75 feet north of Elm Street, Islip, NY (0500-320.00-02.00-091.000)
- 6:00 P.M. (342-24) WILLIAM and ELIZABETH MAGUIRE** - permission to leave inground pool having side yard of 9.1 feet instead of required 14 feet and pool patio having side yard of 2.9 feet instead of required 6 feet, Res. A District, south side of Chatham Drive (#88), 1,571.75 feet west of Waterford Road, Oakdale, NY (0500-326.00-01.00-037.000)

- 6:00 P.M. (343-24)** **STEPHEN and LINDSEY COCHRANE** - permission to erect two-story addition (12.5' x 31.6') leaving side yard of 9.9 feet instead of required 14 feet, total side yards of 27.1 feet instead of required 28 feet and floor area ratio of 28.72% instead of permitted 25% and to leave shed on side property line not having required setback of 2 feet, Res. A District, west side of Namdac Avenue (#1106), 375 feet north of Babe Ruth Street, Bay Shore, NY (0500-416.00-01.00-022.000)
- 6:00 P.M. (344-24)** **JAMES E. and MARIE E. SZEGFU** - permission to install above-ground pool leaving side yard of 8.5 feet instead of required 14 feet and to leave shed having rear yard of 1.8 feet instead of required 2 feet, Res. A District, east side of Louis Kossuth Avenue (#2249), 100 feet south of 1st Street, Ronkonkoma, NY (0500-085.00-03.00-022.000)
- 6:00 P.M. (345-24)** **RUTH BEGLEY** - permission to leave roofed-over cellar entrance having side yard of 11 feet instead of required 18 feet and floor area ratio of 25.6% instead of required 25%, Res. AA District (278 Cluster), north side of Blue Point Road West (#294), 360 feet west of Waverly Avenue, Holtsville, NY (0500-111.00-02.00-015.000)
- 6:00 P.M. (346-24)** **EDWARD F. HANNA** - permission to establish 2-family, family use only, pursuant to Section 68-419.1, to leave portico having front yard of 18.5 feet instead of required 25 feet, shed (#1) having side yard of 1.2 feet instead of required 2 feet, shed (#2) having side yard of 1.8 feet instead of required 4 feet, shed (#3) having rear yard of 2.4 feet instead of required 4 feet, patio having side yard of 1.6 feet and rear yard of 2.8 feet instead of required 4 feet each and driveway having side yard of 1.2 feet instead of required 4 feet, Res. B District, south side of Ava Drive (#198), 97.34 feet west of Manatuck Boulevard, Bay Shore, NY (0500-200.00-01.00-028.000)
- 6:00 P.M. (347-24)** **JDM PROPERTY ESTATES LLC** - permission to erect 2-story addition with portico leaving front yard of 36.65 feet instead of required 50 feet, side yards of 13 feet and 19.4 feet instead of required 25 feet each and total side yards of 32.4 feet instead of required 60 feet and to erect second story deck leaving side yard of 19.6 feet instead of required 25 feet, Res. AAA District, north side of West Halley Lane, 340.11 feet west of Wheeler Road, Central Islip, NY (0500-078.00-02.00-021.000)
- 6:00 P.M. (348-24)** **JORGE L. ESPINOZA and CLARISA SILVA** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 and to leave driveway having side yard of 1.5 feet instead of required 4 feet, Res. A District, north side of Tabor Street (#167), 80 feet west of Virgil Drive, Brentwood, NY (0500-227.00-02.00-065.000)

6:00 P.M. (349-24) MATTHEW and KRYSTLE C PARRINO - permission to erect second story addition (22.3' x 27') leaving side yard of 12.3 feet instead of required 14 feet and floor area ratio of 26.3% instead of permitted 25%, to leave pool deck (6" high) having front yard of 9 feet instead of required 25 feet and detached garage with awning (15.1' x 23.2') having rear yard of 3.7 feet instead of required 10 feet, Res. B District, north side of Iroquois Street (#231), 220 feet west of Parkway Boulevard Ronkonkoma, NY (0500-020.00-03.00-042.001)

6:00 P.M. (350-24) PETER J. and CHRISTINE RODESCHIN - permission to erect one-story addition (26' x 26.4' Irrg.) leaving side yard of 9.4 feet instead of required 14 feet and to leave patio and driveway on side property line not having required setback of 4 feet, Res. B District, south side of Union Boulevard (#1350), 420 feet west of Hemlock Lane, Bay Shore, NY (0500-392.00-02.00-007.000)

6:30 P.M. (351-24) CHRISTOFER and JESSICA FERRUGIARI - permission to erect second story deck (18' x 18.9') over patio resulting in floor area ratio of 30.7% instead of permitted 25% and spiral staircase to deck leaving side yard of 10 feet instead of required 14 feet, Res. A District, west side of Davison Lane West (#8), 1,216.19 feet south of Magoun Road, West Islip, NY (0500-476.00-03.00-070.000)

6:30 P.M. (352-24) JOSEPH TRINGALI and MARIA L. STRADA-TRINGALI - permission to leave second-story addition having rear yard of 19.1 feet instead of required 40 feet, Res. AAA District, northeast corner of Lanson Street (#645) and Pond Road, Bohemia, NY (0500-255.00-01.00-006.001)

6:30 P.M. (353-24) KARINA and WARREN AUTY, III - permission to leave portico resulting in floor area ratio of 28.7% instead of required 25%, second story deck having side yard of 13.7 feet instead of required 14 feet and total side yards of 27.6 feet instead of required 28 feet, shed having side yard of 1 foot instead of required 2 feet and 12.8 feet behind front line of dwelling instead of required 20 feet and 6-foot fence on property line not having required setback of 15 feet, Res. B District, north side of Westminster Lane (#7), 1031 feet west of West Court, West Islip, NY (0500-388.00-03.00-022.011)

Adjourned from April 23, 2024

6:30 P.M. (242-24) JAMES and YENNIFER ROGERS - permission to establish accessory apartment pursuant to Islip Town Code Section 60-602 and to leave patio (#1) having side yards of 1.1 feet, patio (2) on side property line and patio (#3) having rear yard of 2.5 feet instead of required 4 feet each, Res. A District, west side of Champlin Avenue (#40), 489.05 feet south of Hawthorne Avenue, East Islip, NY (0500-347.00-01.00-070.002)

6:30 P.M. (354-24) JARED QUINONES - permission to leave shed having rear yard of 2.5 feet instead of required 4 feet and 6-foot fence on property line not having required setback of 10 feet, Res. A District, southeast corner of Terry Road (#1011) and Long Island Motor Parkway, Ronkonkoma, NY (0500-030.00-02.00-028.001)

- 6:30 P.M. (355-24)** **VINCENT and LINDSEY SYROK** - permission to erect two-story addition (10' x 18.9') leaving front yard of 31.8 feet instead of required 40 feet, Res. A District, east side of Chapin Court (#17), 295.63 feet north of Alinda Avenue, West Islip, NY (0500-414.00-01.00-039.000)
- 6:30 P.M. (356-24)** **KATIE R. SESSA, TRUSTEE of the SUSAN M. SESSA IRREVOCABLE TRUST** - permission to erect one-story addition (9.2' x 18.7') leaving side yard of 6.6 feet instead of required 14 feet and total side yards of 21.7 feet instead of required 28 feet and to leave detached garage having side yard of 1 foot instead of required 4 feet, Res. B District, east side of Rollstone Avenue (#47), 317.1 feet south of Union Street, West Sayville, NY (0500-407.00-03.00-009.000)
- 6:30 P.M. (357-24)** **MARLENI SANTOS BAEZ** - permission to leave one-story addition having side yard of 12.7 feet instead of required 14 feet, Res. B District, south side of Ava Drive (#190), 125 feet east of Pine Acres Boulevard, Bay Shore, NY (0500-200.00-01.00-032.000)
- 6:30 P.M. (358-24)** **SANDRO VASQUEZ and KENIA Y. RODRIGUEZ** - permission to leave accessory structure with attached roof-over (17' x 57') having side yard of 0.5 feet instead of required 10 feet including habitable space, interior walls and plumbing, in violation of Section 68-3 (Definitions), to leave detached garage having side yard of 3.8 feet instead of required 4 feet, hot tub having side yard of 17 feet instead of required 18 feet, patio having side yards of 1.2 feet and 3.7 feet instead of required 4 feet each and driveway having side yard of 1.2 feet instead of required 4 feet and front yard occupancy of 73.5% instead of permitted 40%, Res. AA District, south side of Commercial Boulevard (#190), 1,278.13 feet west of Fulton Street, Brentwood, NY (0500-052.00-02.00-089.000)
- 6:30 P.M. (359-24)** **ELLEN BELDY and TIMOTHY DEMPSEY** - permission to install decking and outdoor shower leaving rear yard of 4.5 feet instead of required 15 feet and to erect shed (12' x 7') leaving rear yard of 5.4 feet instead of required 10 feet, Res. BAA District, west side of Broadway (#92), 160 feet south of Central Walk, Fair Harbor, NY (0500-492.00-02.00-017.000)
- 7:00 P.M. (360-24)** **VICTOR MANUEL DIAZ** - permission to leave driveway on side property line not having required setback of 4 feet, Res. A District, east side of American Boulevard (#113), 567.7 feet south of Second Avenue, Brentwood, NY (0500-161.00-02.00-009.000)
- 7:00 P.M. (361-24)** **MARGARET BROWN DOMENECH and JOHN DOMENECH** - permission to erect one-story addition (15' x 16.8') leaving rear yard of 14.81 feet instead of required 25 feet and floor area ratio of 27% instead of permitted 25%, Res. B District, northeast corner of Moffitt Boulevard (#39) and Jefferson Avenue, East Islip, NY (0500-346.00-01.00-013.000)

7:00 P.M. (362-24) **SUFFOLK STORAGE LLC** - permission to install facial sign having area of 265 sq. feet instead of permitted 192 sq. feet and height of 51 feet instead of permitted 18 feet and to install ground sign having area of 65 sq. feet instead of permitted 25 sq. feet and front yard of 7 feet instead of required 15 feet, Ind 1 District, east side of Lakeland Avenue (#1295), 153.06 feet north of Wilson Boulevard, Bohemia, NY (0500-191.00-02.00-058.002)

7:00 P.M. (363-24) **WEST ISLIP GAS INC.** - permission to reconstruct fuel service station on lot having area of 11,506 sq. feet instead of required 40,000 sq. feet, to erect canopy leaving front yard of 8.66 feet and two fuel pumps leaving front yard of 21.83 feet and 23.5 feet instead of required 35 feet each, Bus 3 District, northeast corner of Higbie Lane (#225) and West Islip Boulevard, West Islip, NY (0500-455.00-01.00-011.000)