

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 11, 2025** at Town Hall West, 401 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: 02/03/2025
Islip, New York

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

- 6:00 P.M. (076-25) ROMAN and ALYSSA DEL CASTILLO** - permission to leave driveway and patio on side property lines not having required setback of 4 feet, Res. B District, east side of Brook Place (#19), 300 feet south of Adams Street, East Islip, NY (0500-321.00-03.00-007.000)
- 6:00 P.M. (077-25) SUSAN PLUMMER** - permission to leave one-story addition (enclosed porch) having front yard of 18.5 feet instead of required 25 feet, side yard of 10.1 feet instead of required 14 feet, total side yards of 25.1 feet instead of required 28 feet and driveway having side yard of 2 feet instead of required 4 feet, Res. B District, east side of Burchell Avenue (#35), 158 feet south of Benjamin Street (through lot to 4th Avenue), Bay Shore, NY (0500-366.00-03.00-112.000)
- 6:00 P.M. (078-25) JOHTI S. and MARGARET HOON** - permission to erect two-story addition (6' x 28.3') leaving side yard of 10.3 feet instead of required 14 feet, Res. B District, north side of Marion Street (#83), 200 feet west of Johnson Avenue, Sayville, NY (0500-306.00-02.00-021.001)
- 6:00 P.M. (079-25) NIKOY and CAMELIA WALLACE** - permission to leave above-ground pool having side yard of 6.4 feet and rear yard of 9.1 feet instead of required 14 feet each and pool patio having rear yard of 3.1 feet instead of required 6 feet, Res. A District, east side of Lodi Street (#15), 100 feet north of Rodney Avenue, Islip Terrace, NY (0500-251.00-02.00-037.000)
- 6:00 P.M. (080-25) MICHELLE L. and NICHOLAS G. MURGOLO III** - permission to erect two-story and second-story additions leaving side yards of 13.9 instead of required 14 feet each, total side yards of 27.9 feet instead of required 28 feet and floor area ratio of 29.07% instead of permitted 25%, Res. A District, west side of Sequams Lane (#60), 380 feet north of Sequams Lane West, (through lot to Willoughby Avenue), West Islip, NY (0500-472.00-02.00-093.000)

6:00 P.M. (081-25) LONG ISLAND CHURCH OF CHRIST OF NEW YORK, INC. - permission to install facial sign having area of 48 sq. feet instead of permitted 12 sq. feet, height of 15.5 feet instead of permitted 10 feet and to leave ground sign having area of 32 sq. feet instead of permitted 12 sq. feet and setback of 1 foot instead of required 6.5 feet, Res. AAA District, west side of Blydenburgh Road (#658), 1,703.3 feet south of Townline Road, Hauppauge, NY (0500-005.00-02.00-024.000)

Adjourned from January 21, 2025

6:00 P.M. (040-25) MARLON ALVARADO and IRMA LETICIA SANTOS MARTINEZ - permission to leave shed having side yard of 2.9 feet and rear yard of 2.8 feet instead of required 4 feet each, patio having side yard of 0.9 feet and on side property line not having required setback of 4 feet each, rear yard landscaping of 31.3% instead of required 40%, walkway and driveway on side property line not having required setback of 4 feet each and front yard occupancy of 73% instead of permitted 40%, Res. B District, south side of Ackerman Street (#420), 150 feet east of Kenmore Street, Central Islip, NY (0500-142.00-01.00-032.000)

6:00 P.M. (082-25) 62-64 W MAIN ST HOLDINGS LLC - permission to leave primary facial sign having area of 48 sq. feet instead of permitted 32 sq. feet and secondary facial sign having area of 18 sq. feet instead of permitted 16 sq. feet, BD District, southeast corner of 64-66 West Main Street (#64-66) and William Avenue, East Islip, NY (0500-372.00-04.00-032.010)

6:00 P.M. (009-25) VICTOR BONILLA, HUGO C. BONILLA and ANA K. BONILLA - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. B District, south side of St. Andrews Drive (#31), 386.25 feet west of Marshall Avenue, Brentwood, NY (0500-114.00-01.00-109.000)

Adjourned from December 17, 2024

6:00 P.M. (799-24) AMANDA L. BARBARA and PAUL G. HESSIAN - permission to erect portico (5' x 9.6') leaving front yard of 26.1 feet and second story addition (6' x 16') leaving front yard of 31.1 feet instead of required 40 feet each and floor area ratio of 31.6% instead of permitted 25% and to erect detached garage (18' x 27.5') having 5 feet behind front line of dwelling instead of required 20 feet, Res. A District, east side of Sequams Lane Center (#153), 185 feet south of Sequams Lane, West Islip, NY (0500-476.00-02.00-074.007)

6:00 P.M. (083-25) MICHAEL FERRARI - permission to erect one-story addition (30' x 32') with cellar entrance leaving rear yard of 17 feet and to leave roofed-over patio (17.2' x 24') having rear yard of 13.7 feet instead of required 25 feet each and floor area ratio of 27.4% instead of permitted 25%, to leave shed having rear yard of 1.5 feet instead of required 2 feet and to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. B District, north side of Paul Drive (#103), 268.1 feet east of Lincoln Avenue, Holbrook, NY (0500-087.00-01.00-044.003)

6:30 P.M. (084-25) SUZANNE and ROBERT MCGEE JR. - permission to leave two-story addition (18.2' x 48.6' lrrg.) and roofed-over cellar entrance having side yard of 11 feet instead of required 14 feet, total side yards of 22.3 feet instead of required 28 feet and driveway on side property line not having required setback of 4 feet, Res. B District, west side of Hazel Street (#19), 304 feet north of St. Johns Street, Central Islip, NY (0500-120.00-03.00-043.000)

6:30 P.M. (085-25) JAMES J. NAZZARO, TRUSTEE of the VICTOR NAZZARO 2011 A TRUST - permission to erect one-story addition leaving side yard of 10.6 feet, two-story addition leaving side yard of 12.3 feet instead of required 14 feet each and one-story addition, all having total side yards of 25 feet instead of required 28 feet and floor area ratio of 29.44% instead of permitted 25%, to erect second-story deck leaving side yard of 12.3 feet instead of required 14 feet and to leave driveway having side yard of 2.6 feet instead of required 4 feet, Res. A District, west side of Marilyn Street (#44), 511 feet north of Wyandotte Lane, East Islip, NY (0500-374.00-02.00-001.000)

6:30 P.M. (086-25) JAMES S. RICHMAN - permission to install above-ground pool leaving front yard of 29.7 feet instead of required 60 feet and to reconstruct decking leaving side and rear yard of 10 feet instead of required 15 feet each, Res. AAAB District, east side of Bayberry Walk (#21), 229.00 feet south of Central Walk, Fair Harbor, NY (0500-492.00-05.00-006.002)

Adjourned from November 26, 2024

6:30 P.M. (738-24) CHARLES and NATALIE DUPLESSIS - permission to erect 1.5 story addition (37' x 28' lrrg) leaving side yard of 14 feet instead of required 18 feet, to leave greenhouse having side yard of 1.2 feet instead of required 2 feet and hot tub having rear yard of 13.73 feet instead of required 18 feet, Res. AA District, west side of Benson Avenue (#110), 632.83 feet south of Jones Drive, Sayville, NY (0500-430.00-07.00-015.000)

6:30 P.M. (087-25) 4175 VETS PARTNERS, LLC / CONNECTONE BANK - permission to install four facial signs where two are permitted, each having area of 86 sq. feet instead of permitted 57.2 sq. feet (primary) and 28.6 sq. feet (secondary) and each having height of 48.5 feet instead of permitted 18 feet and to install two ground signs where one is permitted, having height of 12.5 feet instead of permitted 8 feet, pursuant to ZBA #230-94, ICD District, northwest corner of Veterans Memorial Highway (#4175) and Johnson Avenue, Ronkonkoma, NY (0500-173.00-01.00-004.003)

6:30 P.M. (088-25) MARVIN L. LINDNER ASSOC LLC - permission to install facial and ground signs as follows: Building 1 - 1 facial sign having height of 19 feet instead of permitted 18 feet and 1 facial sign not facing main thoroughfare; Building 2 - 4 facial signs having height of 21.6 feet instead of permitted 18 feet, with 1 not facing main thoroughfare; Building 3 - 1 additional facial sign having area of 178.8 sq. feet and height of 31.9 feet instead of permitted 18 feet and 11 facial signs having height of 25 feet instead of permitted 18 feet; Building 4 - 1 public interest sign having area 12 sq. feet instead of permitted 3 sq. feet; Building 6 - 2 office facial signs having area of 47.4 sq. feet instead of permitted 32 sq. feet (primary) and 16 sq. feet (secondary); Building 8 - 4 facial signs having height of 30.2 feet and 26.3 feet instead of permitted 18 feet, 2 office facial signs having area of 139.7 sq. feet and 69.8 sq. feet instead of permitted 32 sq. feet (primary) and 16 sq. feet (secondary), 3 additional facial signs having area of 88 sq. feet and 105 sq. feet and 1 facial sign not facing the main thoroughfare; and 4 ground signs: Sign 1 (Veterans Memorial Highway) - 118.4 square feet with setback of 10.5 feet instead of required 18 feet; Sign 2 (Sunrise Highway) - 118.4 sq. feet; Sign 3 (Broadway Avenue) - 130.4 sq. feet and Sign 4 - (Church Avenue) 30.9 sq. feet, instead of permitted 1 ground sign having area of 86.2 sq. feet, Bus 3 District, northeast corner of Sunrise Highway (#5801) and Broadway Avenue, through lot to Church Street, Holbrook, NY (0500-238.00-01.00-007.000)

6:30 P.M. (089-25) SAYVILLE PLAZA DEVELOPMENT LLC - permission to erect mezzanine addition and attached canopy resulting in floor area ratio of 26.79% instead of permitted 25%, Bus 3 District, northwest corner of Sunrise Highway (#5181) Sunrise Highway and Johnson Avenue, Bohemia, NY (0500-235.00-02.00-029.009)

7:00 P.M. (090-25) GEORGIANA JOAN JOHNSON - permission to leave two-story dwelling having front yard of 28.1 feet instead of required 40 feet, Res. AA District, east side of Johnson Avenue (#381), 1,454.5 feet south of Church Street, Bohemia, NY (0500-236.00-01.00-007.000)