

Public Notice

NOTICE IS HEREBY GIVEN that due to the Novel Coronavirus (COVID-19) Pandemic and recent Executive Orders issued by the Governor, the Town of Islip Zoning Board of Appeals (the "Zoning Board") Hearing scheduled for **Tuesday, January 12, 2021** at 6:00 p.m., will be held electronically via Zoom Webinar instead of an in person public hearing and will be streamed live over the internet. Instructions on how to access the Zoom Webinar and/or livestream are available on the Town's website - www.islipny.gov.

Anyone interested in providing comments to the Zoning Board on an agenda item is encouraged to do so prior to the date of the meeting by calling (631) 224-5489.

This agenda is subject to change without notice. Please contact the Zoning Board prior to the day of the hearing to confirm application scheduling.

Any disabled person who needs a sign language interpreter, auxiliary aids, special accommodations to attend this meeting or has concerns regarding accessibility to the Zoning Board Hearing, please call - CONSTITUENT SERVICES - (631) 224-5380.

Dated: 12/30/2020
Islip, New York

John M. Lorenzo, Chairman
Zoning Board of Appeals

6:00 P.M. (001-21) DONALD ANTWI - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. B District, southeast corner of Ava Drive (#188) and Pine Aire Boulevard, Bay Shore, NY (0500-200.00-01.00-033.000)

6:00 P.M. (002-21) OSMIN RIVERA - permission to leave addition to detached garage (6.7' x 20') having side yard of 3.5 feet instead of required 10 feet, roofed over entrance platform having front yard of 15.7 feet and window well having front yard of 25 feet instead of required 40 feet each and to leave deck having side yard of 1 foot instead of required 4 feet, Res. AA District, north side of Evergreen Avenue (#213), 107.46 feet west of Joshua's Path, Central Islip, NY (0500-096.00-03.00-040.000)

6:00 P.M. (003-21) JOSE and MARIA B. RAMIREZ - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 and to leave shed having rear yard of 3.7 feet and roof-over (10.8' x 25') having rear yard of 1 foot instead of required 4 feet each, Res. B District, west side of Grahn Drive (#18), 85 feet south of Hancock Street, Brentwood, NY (0500-093.00-03.00-071.000)

6:00 P.M. (004-21) CHRISTOPHER WADE and KYLE R. WADE - permission to leave pool patio having side yard of 4.6 feet instead of required 6 feet and deck having side yard of 3 feet instead of required 4 feet, Res. B District, south side of Montauk Place (#8), 69 feet east of Connetquot Drive, Oakdale, NY (0500-325.00-02.00-003.000)

6:00 P.M. (005-21) CHRISTINA ALLEN - permission to leave patio having side yard of 0.3 feet instead of required 4 feet, Res. B (278) District, west side of Greenbelt Parkway West (#716), 318.15 feet north of Bradford Place, Holbrook, NY (0500-196.00-04.00-033.000)

- 6:00 P.M. (006-21)** **USMAN BAJWA and QASIM RIAZ** - permission to use dwelling for two family, family use only pursuant to Islip Town Code Section 68-419.1, Res. A District, east side of Leopold Avenue (#33), 290.76 feet north of Norma Avenue, West Islip, NY (0500-363.00-02.00-041.000)
- 6:00 P.M. (007-21)** **SCOTT ROBB** - permission to reconstruct roofed-over porch leaving side yard of 13.2 feet instead of required 14 feet and front yard of 15 feet instead of required 25 feet, Res. B District, north side of Second Street (#17), 140 feet west of Monell Avenue, Islip, NY (0500-396.00-03.00-093.000)
- 6:00 P.M. (008-21)** **CATHERINE J. and WILLIAM ROHRER** - permission to leave one story addition (8.6' x 12.8') resulting in floor area ratio of 29.35% instead of permitted 25%, to leave semi-above ground pool having rear yard of 9.7 feet and pool deck having rear yard of 7.4 feet instead of required 10 feet each, Res. B District, north side of Birch Road (#7), 100 feet east of Bayview Avenue, East Islip, NY (0500-398.00-03.00-054.000)
- 6:00 P.M. (009-21)** **THE ISLIP TERRACE FIRE DISTRICT** - to erect two story building on lot having area of 19,976 sq. feet instead of required 40,000 sq. feet, having floor area ratio of 26.41% instead of permitted 25% and to install flag pole lighting pursuant to Section 68-684(C), Res. A District, north side of Manhattan Boulevard (#345), 300 feet east of Belmore Avenue, Islip Terrace, NY (0500-253.00-02.00-073.000)
- 6:00 P.M. (010-21)** **JOSE ZAVALA** - permission to leave pond in front yard when only permitted in rear yard, to leave 6 foot fence having second front yard of 0.3 feet instead of required 10 feet and on front property line not having required setback of 15 feet and to leave 4 foot and 6 foot fences in sight distance triangle, Res. B District, northwest corner of Brightside Avenue (#9) and Railroad Street, Central Islip, NY (0500-120.00-03.00-058.000)
- 6:00 P.M. (011-21)** **KEVIN O'CONNELL** - permission to leave detached garage (24' x 24') having rear yard of 5.1 feet and side yard of 5.7 feet instead of required 10 feet each, patio having side yard of 2 feet instead of required 4 feet and patio on side property line not having required setback of 4 feet, Res. B District, east side of Seville Boulevard (#4), 750 feet south of McNeill Street, Sayville, NY (0500-331.00-04.00-029.000)
- 6:00 P.M. (012-21)** **DAVID and KRISTIN SCHOENHAAR** - permission to erect one and two story additions (6' x 10' and 23' x 40' Irrg.) and outdoor shower leaving side yard of 21 feet instead of required 25 feet, Res. AAA District, west side of South Gillette Avenue (#60), 630.2 feet south of Middle Road, Bayport, NY (0500-386.00-05.00-015.000)
- 6:00 P.M. (013-21)** **YENNIE and PHENOL ARMAND** - permission to erect second story deck and roofed-over patio having rear yard of 26.9 feet instead of required 40 feet, Res. AAA District, northeast corner of South Saxon Avenue (#49) and Colonial Court, Bay Shore, NY (0500-395.00-02.00-062.000)

- 6:00 P.M. (014-21)** **CHIODO FAMILY TRUST** - permission to erect second story deck and staircase having side yards of 11.1 feet and 13.8 feet instead of required 14 feet each, Res. A District, south side of Driftwood Drive (#167), 137.04 feet west of Mariner Circle, West Islip, NY (0500-478.00-03.00-037.000)
- 6:00 P.M. (015-21)** **JEAN G. and MARIE M. CADET** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, leaving second front door in violation of Section 68-610(B) and to leave patio on side property line not having required setback of 4 feet, Res. B District, northside of Bluejay Drive (#41), 1,404.24 feet east of Wicks Road, Brentwood, NY (0500-035.00-02.00-001.000)
- 6:00 P.M. (016-21)** **PETER J. and CHRISTINE A. SCHIAVONI** - permission to leave second story deck having side yard of 8 feet instead of required 14 feet, to leave ramp and landing on side property line not having required setback of 4 feet (currently encroaching over property line), to leave shed attached to detached garage having side yard of 7.5 feet instead of required 10 feet resulting in floor area ratio of 36.25% instead of permitted 25% and total rear yard area of 24.87% instead of permitted 10%, Res. B District, west side of Rollstone Avenue (#86), 615.6 feet south of Brook Street, West Sayville, NY (0500-381.00-04.00-032.000)
- 6:00 P.M. (017-21)** **HUGH and DEBORAH CULLEN** - permission to erect one story addition leaving side yard of 13.9 feet instead of required 14 feet resulting in floor area ratio of 30.2% instead of permitted 25%, to establish accessory apartment pursuant to Islip Town Code Section 68-602 and to leave patio having side yard of 1 foot instead of required 4 feet, Res. B District, east side of Hiram Avenue (#1503), 250 feet north of Hauser Avenue, Holbrook, NY (0500-108.00-02.00-074.000)
- 6:00 P.M. (018-21)** **DENNYS and DIANA HORN** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, to widen driveway to 49.9 feet in violation of Section 68-612, resulting in front yard occupancy of 41% instead of required 35%, to leave shed not having 20 feet behind front line of dwelling, to leave pool deck having rear yard of 3 feet and side yard of 1.3 feet instead of required 10 feet each and 6 foot fence having second front yard of 2.7 feet instead of required 10 feet, Res. B District, southwest corner of Locust Avenue (#2888) and Rosevale Avenue, Ronkonkoma, NY (0500-033.00-02.00-016.000)

6:00 P.M. (019-21) **ROBERT MAEDER** - permission to leave one story addition (10.1' x 15.2') having side yard of 11.5 feet instead of required 14 feet, reconstructed porch having side yard of 8 feet instead of required 14 feet and front yard of 18.5 feet instead of required 25 feet and to leave addition to detached garage (4.1' x 20.2') having side yard, Res. B District, west side of Grant Avenue (#108), 174.72 feet south of Union Street, Islip, NY (0500-344.00-02.00-041.000)