

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, November 12, 2019** 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: 11/01/2019
Islip, New York

John M. Lorenzo, Chairman
Zoning Board of Appeals

- 6:00 P.M. (814-19)** **JAMES and MELISSA BRITZ** - to renew permit for two family, family use only, Res. AA District, north side of Marseille Path (#515), 388.59 feet west of Lincoln Avenue, Sayville, NY (0500-281.00-03.00-016.007)
- 6:00 P.M. (815-19)** **MARY ANN RUSSELL** - permission to leave deck having front yard of 31.9 feet instead of permitted encroachment setback of 34 feet, Res. A District, southwest side of Locust Avenue (#55), 608.72 feet north of Montauk Highway, Oakdale, NY (0500-379.00-01.00-016.000)
- 6:00 P.M. (816-19)** **EVANGELOS and XENIA M. PARAVALOS** - permission to leave pool patio having rear yard of 4 feet instead of 6 feet, Res. AA District, northwest corner of Heller Court (#3) and Walnut Avenue, Bohemia, NY (0500-171.00-02.00-022.001)
- 6:00 P.M. (817-19)** **PATRICIA BILLINGS** - permission to leave driveway having side yard of 2 feet instead of required 4 feet, Res. B District, west side of Community Road (#32), 180 feet south of Cooper Lane, Bay Shore, NY (0500-392.00-03.00-026.000)
- 6:00 P.M. (818-19)** **MICHAEL J. and KRISTEN M. PACE** - permission to install above ground pool leaving side yard of 12 feet instead of required 18 feet, Res. AA District, north side of Westbridge Drive (#70), 240.69 feet west of Broadway Avenue, Holbrook, NY (0500-195.00-01.00-018.000)
- 6:00 P.M. (819-19)** **CHRISTOPHER and MARIA GILIO** - permission to erect roofed-over porch (5' x 28') expanding legal nonconforming use by less than 25%, Bus 1 District, northeast corner of Grundy Avenue (#1301) and Clarice Boulevard, Holbrook, NY (0500-108.00-02.00-014.000)

Adjourned from 10/22/2019

- 6:00 P.M. (764-19)** **STEPHEN and LAURA DUTTON** - permission to leave expansion less than 25% and reconstruction of a non-conforming detached garage, Res. AAA District, west side of Garner Lane (#42), 1,165.32 feet south of Manatuck Lane, Bay Shore, NY (0500-441.00-01.00-058.005)

- 6:00 P.M. (820-19) BARBARA MARTIN** - permission to erect one story addition (10.1' x 16.1' Irrg.) leaving side yard of 9.65 feet instead of permitted 14 feet and to install driveway leaving front yard occupancy of 41.26% instead of permitted 35%, Res. B District, north side of Hercik Place (#11), 240 feet east of Bayview Avenue, East Islip, NY (0500-398.00-03.00-015.000)
- 6:00 P.M. (821-19) GREGORY ARMINE** - permission to erect one story addition leaving side yard of 8 feet instead of required 14 feet and to relocate accessory structure (8.9' x 14.7') leaving 6 feet behind the front line of dwelling instead of required 20 feet, Res. A District, north side of Connetquot Drive (#249), 107 feet east of Idle Hour Boulevard, Oakdale, NY (0500-350.00-02.00-020.000)
- 6:00 P.M. (822-19) RAISSA MASLIOUK** - permission to leave one story addition (9' x 14') and roofed-over deck having side yard of 9.9 feet instead of required 14 feet, to leave front deck (5.5' x 10.2') having second front yard of 12.7 feet and roofed-over deck having second front yard of 11.7 feet instead of required 15 feet each, to leave carport attached to detached garage having side yard of 3.9 feet and rear yard of 3.4 feet instead of required 10 feet each, resulting in rear yard occupancy of 25.57% instead of permitted 25% and to leave patios having rear yard occupancy of 43.75% instead of permitted 30%, all having floor area ratio of 32.11% instead of permitted 25%, Res. B District, northwest corner of Brook Avenue (#328) and Mildred Place, Bay Shore, NY (0500-316.00-01.00-091.000)
- 6:00 P.M. (823-19) JOSE RAMON and ANA RUTH LEIVA** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, leaving one story addition resulting in gross floor area of 37.5% of overall dwelling instead of maximum permitted 33.3% and to leave roofed-over patio having side yard of 3.5 feet instead of required 14 feet, all having floor area ratio of 31.6% instead of permitted 25%, Res. A District, west side of Amherst Street (#8), 60 feet north of Dartmouth Drive, Bay Shore, NY (0500-267.00-02.00-071.000)

Adjourned from October 8, 2019

- 6:30 P.M. (737-19) RUTH G. GREENBERG** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 and to leave shed having side yard of 1 foot instead of required 2 feet, Res. B District, north side of Moffitt Boulevard (#445), 484.12 feet east of Islip Avenue, Islip, NY (0500-320.00-03.00-081.000)
- 6:30 P.M. (824-19) MANUEL H. GOMEZ, MANUEL J. GOMEZ and MARIA C. FAREZ** - permission to erect second story addition (13.5' x 30.4') leaving front yard of 40 feet instead of required 50 feet, side yard of 18.66 feet instead of required 25 feet, total side yards of 41.86 feet instead of required 60 feet, to leave portico (5' x 8.25') having front yard of 35 feet instead of permitted encroachment setback of 42 feet, to leave one story addition (12.5' x 16.2') having side yard of 23.96 feet instead of required 25 feet, total side yards of 40.78 feet instead of required 60 feet and rear yard of 29.08 feet instead of required 40 feet, all having floor area ratio of 30.4% instead of permitted 25%, Res. AAA District, north side of Linda Lane (#21), 1,030.67 feet west of Wheeler Road, Central Islip, NY (0500-098.00-01.00-001.000)

- 6:30 P.M. (825-19) CROSSROADS CHURCH OF LONG ISLAND, INC.** - permission to install ground sign having sign area of 30 sq. feet instead of permitted 12 sq. feet, leaving front yard of zero feet instead of required 5 feet, Res. A District, northeast corner of Country Village Lane (#129) and Timber Point Road, East Islip, NY (0500-426.00-03.00-048.000)
- 6:30 P.M. (826-19) SUSAN QUIRK** - permission to leave two story addition (19.25' x 55.5' Irrg.) having side yard of 9 feet instead of required 14 feet, Res. B District, west side of Higbie Lane (#308), 83.63 feet north of Aster Road, West Islip, NY (0500-435.00-01.00-084.000)
- 6:30 P.M. (827-19) ROSEMARIE ISLEIB** - permission to erect detached garage (22' x 32') leaving side yard of 8 feet and rear yard of 5 feet instead of required 10 feet each and having height of 18.5 feet instead of permitted 14 feet, Res. AAA District, east side of West Lane (#61), 85 feet north of O-Co-Nee Walk, Bay Shore, NY (0500-460.00-01.00-024.000)
- 6:30 P.M. (828-19) REGENCY HOMES OF L.I. CORP.** - permission to erect two story dwelling on lot having width of 68.66 feet instead of required 75 feet, where maximum of one story was permitted pursuant to ZBA #227-90, Res. A District, west side of Seusing Boulevard (#0), 262.67 feet north of Davis Street, Hauppauge, NY (0500-019.00-02.00-017.002)
- 7:00 P.M. (829-19) DAVID F. GARCIA** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. B District, west side of Front Avenue (#196), 225 feet south of Medford Street Brentwood, NY (0500-162.00-04.00-021.000)
- 7:00 P.M. (830-19) HUGO L. RODRIGUEZ** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, north side of Ehler Street (#15), 454.2 feet east of Grand Boulevard, Brentwood, NY (0500-140.00-01.00-079.000)
- 7:00 P.M. (831-19) KAREN GRIECO** - permission to reconstruct second story deck leaving side yards of 5.8 feet and 10 feet instead of required 14 feet each and total side yards of 15.8 feet instead of required 28 feet, Res. B District, south side of Collington Drive (#404), 140 feet west of Woodlawn Avenue, Ronkonkoma, NY (0500-021.00-02.00-058.000)
- 7:00 P.M. (832-19) DAVID FERNANDEZ and ANTHONY MANZOLILLO** - permission to leave cellar entrance having side yard of 0.5 feet instead of permitted encroachment setback of 12 feet and to leave patio on side property line instead of required 4 feet, Res. AA District, south side of Central Islip Boulevard (#390), 50.13 feet west of Valley Drive, Ronkonkoma, NY (0500-021.00-01.00-029.000)
- 7:00 P.M. (833-19) BARBARA M. MARLBOROUGH REVOCABLE TRUST** - permission to leave two sheds: Shed #1 having rear yard of 1.1 feet instead of required 4 feet and Shed #2 having rear yard of 1.1 feet instead of required 2 feet, Res. AA District, south side of Castle Lane (#10), 239 feet west of Aberdeen Road, Bay Shore, NY (0500-458.00-01.00-029.000)

- 7:00 P.M. (834-19)** **LOJA PROPERTY CORP.** - permission to erect two story dwelling on lot having width of 65 feet instead of required 75 feet, Res. A District, east side of Duke Street (#17), 295 feet north of Queen Street, Bay Shore, NY (0500-241.00-02.00-047.000)
- 7:30 P.M. (835-19)** **PAUL and DORI ROULEAU** - permission to erect one story addition (20.8' x 25.5') leaving second front yard of 39.8 feet instead of required 50 feet, Res. AAA District, southwest corner of Lawrence Lane (#20) and Manatuck Boulevard, Bay Shore, NY (0500-418.00-03.00-019.000)
- 7:30 P.M. (836-19)** **NY LUXURY GROUP LLC** - permission to leave rear deck, decking (over 48" high) and roof deck on accessory structure having rear yard of 10.1 feet and side yard of 7.5 feet instead of required 15 feet each and having floor area ratio of 38.37% instead of permitted 30%, to leave shed having front yard of 12 feet instead of required 60 feet and to leave pavers having front yard of 4 feet instead of required 15 feet and side yard of 0.6 feet instead of required 5 feet, Res. BAA District, east side of Dune Way Avenue (#52), 304 feet south of Neptune Walk, Seaview, NY (0500-497.00-04.00-009.000)
- 7:30 P.M. (837-19)** **THOMAS J. and BONNIE NOLTER** - permission to leave above ground pool having front yard of 25.1 feet instead of required 60 feet and deck having rear yard of 11 feet instead of required 15 feet, Res. BAA District, northeast corner of Surf View Walk (#40) and Neptune Walk, Seaview, NY (0500-497.00-02.00-009.000)
- 7:30 P.M. (838-19)** **MELGAR PROPERTIES, LLC** - permission to erect two story dwelling on lot having width of 50 feet instead of required 75 feet and lot area 5,000 sq. feet instead of required 7,500 sq. feet, Res. B District, south side of Hale Street (#0), 300 feet east of Jefferson Avenue, Brentwood, NY (0500-074.00-04.00-053.000)
- 7:30 P.M. (839-19)** **MELGAR PROPERTIES, LLC.** - permission to erect two story dwelling on lot having lot area of 10,000 sq. feet instead of required 20,000 feet, Res. AA District, west side of East Third Avenue, 100 feet South of Connecticut Avenue, Bay Shore, NY (0500-224.00-02.00-046.002)
- 8:00 P.M. (840-19)** **ANA P. BLANCO and NICOLAS A. GAITAN** - permission to leave roofed-over patio having side yard of 4 feet instead of required 14 feet, Res. B District, west side of Grand Boulevard (#218), 450 feet south of Elm Street, Brentwood, NY (0500-185.00-02.00-051.000)
- 8:00 P.M. (841-19)** **JOEL A. RAMOS and JOSE JIMENEZ** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. AA District, west side of Stein Drive (#1546), 100 feet south of Walbridge Avenue, Bay Shore, NY (0500-245.00-02.00-039.000)

- 8:30 P.M. (842-19)** **GLORIA, GERBER and JOSE ESCOBAR** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, east side of Ferris Avenue (#15), 219 feet south of Riddle Street, Brentwood, NY (0500-205.00-02.00-103.000)
- 8:30 P.M. (843-19)** **MARTHA C. VELASQUEZ** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, northeast corner of Radcliff Drive (#109) and Plunket Street, Brentwood, NY (0500-204.00-02.00-017.000)
- 8:30 P.M. (844-19)** **ESTHER MELBOURNE CAMPBELL** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. AA District, south side of Bushwick Avenue (#18), 1,000 feet west of Fulton Street, Brentwood, NY (0500-075.00-03.00-008.000)