

## 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 29, 2018** at the 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.

Dated: 05/18/2018  
Islip, New York

**James H. Bowers, Chairman**  
Zoning Board of Appeals

- 6:30 P.M. (366-18)**     **JOHN P. and TINA ANN BUDRISS** - to renew permit for two-family, family use only, Res. A District, west side of Minerva Avenue (#1262), 225 feet south of Celia Street, West Islip, NY (0500-415.00-01.00-109.000)
- 6:30 P.M. (367-18)**     **DEBRA JEAN LEVI** - to renew permit for two family, family use only, Res. B District, north side of Mollie Boulevard (#491), 312 feet west of Broadway, Holbrook, NY (0500-129.00-02.00-123.001)
- 6:30 P.M. (368-18)**     **WALTER R. and ROSANNE CHOCKO** - to renew permit for two family, family use only, Res. A District, west side of Higbie Lane (#676), 60 feet north of Scott Avenue, West Islip, NY (0500-387.00-01.00-002.000)
- 6:30 P.M. (369-18)**     **VIRGINIA RUEDA** - to renew permit for two family, family use only, Res. B District, north side of Thomas Street (#39), 313.25 feet east of Long Island Motor Parkway, (through lot to Motor Parkway), Brentwood, NY (0500-035.00-01.00-019.000)
- 6:30 P.M. (370-18)**     **ROSEMARY FARIA** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. A District, south side of Oakridge Drive (#20), 303.92 feet east of Spur Drive North, Bay Shore, NY (0500-267.00-01.00-032.000)
- 6:30 P.M. (371-18)**     **JOHN R. HAUSLER JR** - permission to erect roof over patio leaving rear yard of 23 feet instead of required 25 feet, to leave shed having rear yard of 1.1 feet instead of required 2 feet and to leave shed having rear yard of 0.5 feet instead of required 2 feet, Res. B District, northwest corner of Sherwood Drive (#1) and Adam Street, East Islip, NY (0500-322.00-03.00-036.000)
- 6:30 P.M. (372-18)**     **RICHARD and MELANIE SPERUTA** - permission to install inground pool leaving side yard of 8 feet instead of required 14 feet and to install pool patio leaving side yard of 4 feet instead of required 6 feet, Res. A District, west side of Shore Drive (#156) at Ormond Avenue, Oakdale, NY (0500-349.00-01.00-008.000)
- 6:30 P.M. (373-18)**     **CHRISTOPHER and MARTINE BARR** - permission to leave driveway having side yard of 1.5 feet instead of required 4 feet and to leave patio having side yard of 2 feet instead of required 4 feet, Res. A District, north side of Elder Lane (#627), 517.73 feet west of Pamlico Avenue, Ronkonkoma, NY (0500-062.00-01.00-015.001)

- 6:30 P.M. (374-18)** **KAREN ZABBIA** - permission to leave above ground pool having side yard of 6.7 feet instead of required 10 feet and to leave retaining wall having side yard of 0.3 feet instead of required 4 feet, Res. B District, north side of Wildwood Road (#271), 440 feet west of Port Avenue, Ronkonkoma, NY (0500-031.00-03.00-094.000)
- 6:30 P.M. (375-18)** **THOMAS HARRIS JR** - permission to leave shed (10.2' x 19') having side yard of 2.7 feet instead of required 4 feet and having 3 feet behind front line of dwelling instead of required 20 feet, Res. B District, north side of Vermont Avenue (#239), 165 feet east of Illinois Avenue, Bay Shore, NY (0500-225.00-02.00-076.000)
- 6:30 P.M. (376-18)** **ANTONIA and ALEXANDER FRUNZI** - permission to leave detached garage (24.4' x 36.5') with attached awning (9' x 30') having rear yard of 8.7 instead of required 10 feet and side yard of 4 feet instead of required 10 feet, Res. AA District, west side of Central Avenue (#284), 1,610 feet north of Church Street, Bohemia, NY (0500-193.00-01.00-002.003)
- 6:30 P.M. (377-18)** **ROSA HERNANDEZ** - permission to leave shed 9 feet behind front line of dwelling instead of required 20 feet and to leave 6 foot fence having setback of 0.9 feet instead of required 10 feet, Res. B District, southeast corner of East Chestnut Street (#44) and Boulevard Avenue, Central Islip, NY (0500-143.00-02.00-039.000)
- 7:00 P.M. (378-18)** **ALLISON EXTAVOUR** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, west side of Pamela Road (#78), 149.51 feet south of Commack Road, Brentwood, NY (0500-202.00-03.00-049.000)
- 7:00 P.M. (379-18)** **NAI ASSOCIATES LLC** - permission to erect two story addition with partial basement leaving floor area ratio of 41.23% instead of permitted 35%, Ind 1 District, south side of Wilbur Place (#110), 542 feet west of Orville Drive, Bohemia, NY (0500-191.00-02.00-065.004)
- 7:00 P.M. (380-18)** **HOLBROOK LAND PROPERTIES** - permission to erect building having height of 40 feet instead of permitted 30 feet, to erect addition leaving front yard of 24.5 feet instead of required 30 feet, to allow loading doors to face street and to allow loading and delivery to use street, Ind 1 District, northeast corner of Grundy Avenue and Saint James Street, Holbrook, NY (0500-194.00-02.00-011.005)
- 7:00 P.M. (381-18)** **VILMA JIMENEZ** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. B District, north side of Van Cedar Street (#67), 100 feet east of Morris Street, Brentwood, NY (0500116000200034000)

**7:00 P.M. (382-18)** **JOSEFINA MARTE, EDUARDO POLINAR, & ELOISE MARTE** - permission to leave shed having second front yard of 4.9 feet instead of required 20 feet and rear yard of 1.8 feet instead of required 4 feet and to leave egress window well having side yard of 1.5 feet instead of permitted encroachment setback of 11 feet, Res. B District, northwest corner of Storey Avenue (#46) and Pineville Road, Central Islip, NY (0500-078.00-04.00-034.000)

**7:00 P.M. (383-18)** **DEMITRIOS and LISA KALOMIRIS** - permission to elevate dwelling leaving front yard of 25 feet instead of required 40 feet and side yard of 11.9 feet instead of required 14 feet and to erect deck (48" high) leaving side yard of 5 feet instead of permitted encroachment setback of 6 feet, Res. A District, west side of Grassmere Avenue (#72), 566.76 feet northwest of Shore Drive, Oakdale, NY (0500-350.00-03.00-037.000)

**Adjourned from May 1, 2018**

**7:30 P.M. (301-18)** **WESLEY and DANIELLE CARLTON** - permission to erect two story addition (16.6' x 42.7') leaving front yard of 33.25 feet instead of required 40 feet, with cantilever on 2nd story leaving front yard of 31.25 feet instead of required 40 feet, and to erect roofed over entry leaving front yard of 28.75 feet instead of permitted encroachment setback of 34 feet, Res. AA District(278 Cluster), west side of Greenbelt Parkway (#362), 280.68 feet north of Spiral Road, Holtsville, NY (0500-131.00-03.00-032.000)

**7:30 P.M. (299-18)** **NASIR AHMAD** - permission to leave 6 foot fence having second front yard of 4 feet instead of required 10 feet, Res. AAA District, southeast corner of Deer Run (#2) and Bayview Avenue, East Islip, NY (0500-424.00-04.00-003.000)

**7:30 P.M. (292-18)** **JOSEPH and MARIA STRADA** - permission to leave detached garage (20' x 24') having height of 17.32 feet instead of permitted 14 feet, to leave pavement having side yard of 2 feet and rear yard of zero instead of required 4 feet each, to leave front yard occupancy of 56% instead of permitted 35%, and to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. AA District, west side of Hill Drive (#117), 2,111.05 feet south of Nathan Drive, Bohemia, NY (0500-145.00-01.00-009.000)

**7:30 P.M. (384-18)** **BANK OF AMERICA** - permission to erect second ground sign (18 sq ft and height of 4'-10") where a maximum of one ground sign is permitted, Bus 2 District, south side of Montauk highway (#540), 100 feet west of Brookfield Place, West Islip, NY (0500-473.00-02.00-047.000)

- 8:00 P.M. (385-18) NEW YORK HOLDING PROPERTIES, INC.** - permission to subdivide parcel into two lots: Plot 1 - to erect two story dwelling on lot having width having 97 feet instead of required 100 feet throughout; and Plot 2 - to leave dwelling having side yard of 12.5 feet instead of required 18 feet, both lots having a side lot line which is not straight, as required by Lot Development Standards Section VI (N) of the Town of Islip Subdivision and Land Development Regulations, Res. AA District, north side of Commercial Boulevard (#213), 646.78 feet west of Fulton Street, Brentwood, NY (0500-052.00-02.00-084.000)
- 8:00 P.M. (386-18) ONDER REALTY INC.** - permission to construct gasoline service station with convenience store on lot having area of 37,639 sq. feet instead of required 40,000 sq. feet, leaving front yard of 33.9 feet instead of Arterial Highway setback of 40 feet, to erect canopy leaving front yard of 28.2 feet instead of Arterial Highway setback of 40 feet and height of 21.5 feet instead of required 18 feet, to erect closed fencing in excess of 6 feet as per Section 68-406(B) and within 15 feet of right-of-way, to install 2 facial signs on primary storefront instead of permitted one sign, and to install 2 canopy signs where a canopy sign is limited to 10% of the area of its face and may not face a residential zone, Bus 3 District, southwest corner of Islip Avenue (#1490) and Hagen Street, Brentwood, NY (0500-163.00-03.00-068.000)
- 8:30 P.M. (387-18) ANGEL & CORY GARCED** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, south side of McNair Street (#132), 75 feet east of Marshall Street, Brentwood, NY (0500-135.00-03.00-002.000)
- 8:30 P.M. (388-18) MARIA DEBAN** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. B District, south side of Oakdale Avenue (#46), 131.70 feet west of Hawthorne Avenue, Central Islip, NY (0500-079.00-01.00-089.003)
- 8:30 P.M. (389-18) JUDITH C. CHACARA** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. B District, south side of Loeffler Street (#184), 425 feet west of Broadway, Brentwood, NY (0500-162.00-03.00-032.000)
- 8:30 P.M. (390-18) ROSA PARADA** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, northwest corner of Apple Street (#3) and Wilson Boulevard, Central Islip, NY (0500-187.00-02.00-015.002)
- 8:30 P.M. (391-18) TEODORO L. GAGUANCELA** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-602, Res. B District, northwest corner of Brook Avenue (#40) and Palm Road, Bay Shore, NY (0500-341.00-02.00-131.000)
- 8:30 P.M. (392-18) MAGDA SCHLOSSER** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. B District, northeast corner of Ellery Street (#141) and Stub Street, Brentwood, NY (0500-093.00-01.00-057.000)

**8:30 P.M. (393-18) JOSE F. & FANNY B. VASQUEZ** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. AA District, southeast corner of Cedar Drive (#70) and Pine Acres Boulevard, Bay Shore, NY (0500-244.00-01.00-066.000)