

## Public Notice

**NOTICE IS HEREBY GIVEN** that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, December 11, 2018** 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: 11/30/2018  
Islip, New York

**John M. Lorenzo, Chairman**  
Zoning Board of Appeals

- 6:00 P.M. (873-18)**     **JOSEPH and FRANCINE POLITI** - to renew permit for two family, family use only, Res. A District, north side of Ballad Circle (#172), 809.46 feet east of Roberts Street, Holbrook, NY (0500-129.00-01.00-071.000)
- 6:00 P.M. (874-18)**     **JAMES and THERESA SURACE** - to renew permit for two family, family use only, Res. A District, west side of Pat Drive (#664), 75 feet north of McElroy Street, West Islip, NY (0500-456.00-03.00-084.000)
- 6:00 P.M. (875-18)**     **RAYMOND and DANA EHLICH** - 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 Sherry Street (#121), 244 feet east of Hobart Street, East Islip, NY (0500-374.00-01.00-039.000)
- 6:00 P.M. (876-18)**     **UNITED VETERANS BEACON HOUSE INC.** - permission to erect 2 one story additions (3.2' x 6.4' and 2.7' x 6.3') leaving front yard setback of zero feet instead of required 1 foot, BD District, north side of Union Boulevard (#1715), approximately 129.18 feet east of Fourth Avenue, Bay Shore, NY (0500-393.00-01.00-018.000)
- 6:00 P.M. (877-18)**     **JACQUELINE and JOHNNY SNYDER** - permission to transfer and renew permit for accessory apartment pursuant to Section 68-618 and 68-616, Res. A District, southwest corner of Mayflower Avenue (#422) and West Plum Street, Brentwood, NY (0500-228.00-04.00-008.000)
- 6:00 P.M. (878-18)**     **MARIA LANZA** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. B District, south side of North Edmore Lane (#83), 345.11 feet east of Everdell Avenue, West Islip, NY (0500-467.00-04.00-046.000)

- 6:00 P.M. (879-18) TIMOTHY and ANNE MORRIS** - permission to erect two story addition (6.6' x 11.6') with roof-over having side yard of 13.3 feet instead of required 14 feet and total side yards of 20.5 feet instead of required 28 feet, leaving floor area ratio of 30.23% instead of permitted 25%, Res. B District, west side of Greeley Avenue (#102), 103 feet north of Brook Street, Sayville, NY (0500-382.00-01.00-025.000)
- 6:00 P.M. (880-18) KAREN SINCLAIR** - permission to leave portico having front yard of 24.8 feet instead of required 40 feet and to leave deck (6.3' high) having side yard of 9.7 feet instead of required 14 feet, Res. A District, east side of Sequams Lane Center (#201), approximately 900 feet south of Sequams Way, West Islip, NY (0500-476.00-02.00-065.000)
- 6:00 P.M. (881-18) STEPHEN and KAREN VERNI** - permission to erect 2nd story addition (25' x 35.2') leaving side yard of 11 feet instead of required 14 feet and floor area ratio of 26.4% instead of permitted 25% and to leave deck (24" high) on side property line not having required setback of 6 feet, Res. B District, east side of Thompson Drive (#1029), 450 feet north of Babe Ruth Street, Bay Shore, NY (0500-416.00-01.00-087.000)
- 6:00 P.M. (882-18) VINCENT C. and CARA BALDO** - permission to leave inground pool with planter having side yard of 13.4 feet and rear yard of 12.9 feet instead of required 14 feet each, and to leave pool patio having rear yard occupancy of 38% instead of permitted 30%, Res. A District, west side of Seabreeze Lane (#20), 714.76 feet northwest of Snedecor Lane, West Islip, NY (0500-474.00-02.00-050.010)
- 6:00 P.M. (883-18) NORMA VALDES and JULIAN OCAMPO** - permission to leave above ground pool having side yard of 6.6 feet instead of required 14 feet, Res. A District, southeast corner of Coconut Street (#114) and Mayflower Avenue, Brentwood, NY (0500-186.00-02.00-110.000)
- 6:00 P.M. (884-18) WOODLAND PROPERTIES LLC** - permission to leave cellar entrance (6' x 13') having rear yard of 18.4 feet and roofed-over patio (9.6' x 20.8') having rear yard of 14.2 feet instead of required 25 feet each and to leave patio having rear yard of 2 feet instead of required 4 feet, Res. B District, southeast corner of Twin Lawns Avenue (#157) and Ehler Street, Brentwood, NY (0500-140.00-01.00-088.000)

**Adjourned from November 13, 2018**

- 6:30 P.M. (811-18) DARWIN and ALYSON RYAN** - permission to erect one story addition (17.3' x 20.7') leaving front yard of 39.5 feet instead of required 40 feet and side yard of 17.3 feet instead of required 18 feet, to erect one story addition (4.8' x 24.5') leaving side yard of 12.5 feet instead of required 18 feet and to install inground pool leaving side and rear yards of 10 feet instead of required 18 feet each, Res. AA District (278 Cluster), north side of Drum Court (#7), 70 feet east of Budenos Drive, Sayville, NY (0500-260.00-02.00-028.000)

**6:30 P.M. (885-18) NARDA VALLE** - permission to leave addition to detached garage (9.8' x 14.1') having side yard of 4.2 feet instead of required 10 feet and to leave driveway and concrete patio having side yard of 0.2 feet instead of required 4 feet, Res. A District, north side of Johnson Avenue (#777), 275 feet west of Pamlico Avenue, Ronkonkoma, NY (0500-062.00-01.00-040.000)

**6:30 P.M. (886-18) ROBERT and JENNIFER VELTMAN** - permission to install inground pool leaving side and rear yards of 10 feet instead of required 14 feet each, leaving building separation of 5 feet instead of required 6 feet and to install pool patio leaving side and rear yards of 4 feet instead of required 6 feet, Res. A District, south side of Manhasset Street (#250), 569.58 feet west of Bellmore Avenue, Islip Terrace (0500-274.00-02.00-016.000)

**Adjourned from October 30, 2018**

**6:30 P.M. (785-18) GIOVANNI and ADRIENNE DISTEFANO** - permission to install inground pool leaving front yard of 16 feet instead of required 38 feet and side yard of 10 feet instead of required 18 feet, to leave 6 foot fence on property line not having required setback of 15 feet, to leave shed having side yard of 1.7 feet instead of required 2 feet and not having 20 feet behind front line of dwelling, Res. AA District (278 Cluster), southeast side of Richmar Drive (#26), 129.81 feet south of Julbet Drive, Sayville, NY (0500-259.00-02.00-018.000)

**6:30 P.M. (887-18) RUBEN VENTURA and CARLOS VENTURA** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. AA District, north side of Lexington Avenue (#19), 600 feet east of Fulton Street, Brentwood, NY (0500-075.00-01.00-068.000)

**6:30 P.M. (888-18) MARIA F. ARGUETA** - permission to leave shed having side yard of 3.4 feet instead of required 4 feet and to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. AA District, south side of Prospect Place (#242), 1,158.49 feet southwest of Candlewood Road, Bay Shore, NY (0500-181.00-02.00-017.000)

**6:30 P.M. (889-18) MANUEL H. VIDAL** - permission to renew permit for accessory apartment pursuant to Section 68-616, Res. B District, southeast corner of Oakdale Avenue (#16) and Rose Street, Central Islip, NY (0500-078.00-03.00-085.000)

**7:00 P.M. (890-18) ROBERT J. ARCIELLO** - permission to install inground pool leaving second front yard of 10 feet instead of required 20 feet and to install pool patio leaving second front yard of 7 feet instead of required 15 feet, Res. B District, southwest corner of Beverly Street (#28) and Grimsley Road, Islip, NY (0500-270.00-02.00-113.000)

**7:00 P.M. (891-18) ANA ORMENO** - permission to leave roofed-over patio (13' x 34') having side yard of 2 feet instead of required 14 feet and patio having side yard of 2 feet instead of required 4 feet, Res. A District, south side of Nolin Street (#230), 74 feet west of Gibson Avenue, Brentwood, NY (0500-185.00-02.00-007.000)

**7:00 P.M. (892-18)** **BLUE POINT PROPERTIES INC** - permission to subdivide lot into two parcels; Lot 1- to erect two story dwelling on lot having width of 70 feet instead of required 75 feet, lot area of 7,000 sq. ft. instead of required 7,500 sq. ft. and floor area ratio of 29.1% instead of permitted 25%; and Lot 2 - to erect two story dwelling on lot having width of 70 feet instead of required 75 feet, lot area of 7,000 sq. ft. instead of required 7,500 sq. ft., and floor area ratio of 29.1% instead of permitted 25%, Res. B District, west side of Bayport Avenue (#0), 380 feet north of Davis Street, Bayport, NY (0500-309.00-03.00-039.000 & 040.001)

**7:00 P.M. (893-18)** **ANTONIO and LISA LOURENCO** - permission to leave shed having front yard of 1 foot instead of required 319 feet and not having 20 feet behind front line of dwelling, to leave brick patio having side yard of 2 feet and rear yard of zero instead of required 4 feet each, to leave concrete patio having side yard of zero instead of required 4 feet, to leave 2 story detached garage (26' x 26.3') having front yard of 7.5 feet instead of required 319 feet, not having 20 feet behind front line of dwelling, to leave garage having gross floor area (1,367.6 sq ft) exceeding the ground floor area of the principal dwelling (976.04 sq ft.), garage having height of 21.7 feet instead of permitted 14 feet, Res. A District, east side of Penataquit Avenue, (#1411) 155 feet south of Jaro Court, Bay Shore, NY (0500-291.00-03.00-012.000)

**7:30 P.M. (894-18)** **JOSEPH MARINO** - permission to leave driveway having front yard occupancy of 57% and second front yard occupancy of 38% instead of permitted 35% each, to leave detached garage (20.7' x 24.3') having side yard of 4.2 feet and rear yard of 4.6 feet instead of required 10 feet each and height of 15.5 feet instead of permitted 14 feet and to leave 6 foot fence on second front property line not having required setback of 10 feet, Res. A District, southeast corner of Montauk Highway (#380) and Alan Street, East Islip, NY (0500-348.00-02.00-033.000)

**7:30 P.M. (863-18)** **10-14 MAIN STREET LLC** - permission to establish nonconforming use of a vape shop in Business (BD) District, BD District, south side of South Country Road, 43.42 feet west of Gillette Avenue, Sayville, NY (0500-382.00-09.00-003.000)

**Adjourned from November 20, 2018**

**7:30 P.M. (838-18)** **CAROLE J. CHIN** - permission to erect two family dwelling having floor area ratio of 27.6% instead of permitted 25% and to exceed compensating excavation provision Section 68-442(3)(C) by proposing a surplus of 138 cubic yards of fill onto property, Bus 1 District, south side of Browns River Road (#48-52), 273.28 feet east of River Road, Sayville, NY (0500-431.00-06.00-004.000)

**8:00 P.M. (895-18)** **JENRY MEDINA** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, north side of Yarnell Street (#77), 450 feet east of Nimitz Street, Brentwood, NY (0500-136.00-01.00-056.000)

- 8:00 P.M. (896-18)**     **EMMANUEL and FABIENE GREGOIRE** - to renew permit for accessory apartment pursuant to Section 68-616, Res. A District, southwest corner of Spur Drive North (#582) and Alisa Lane, Bay Shore, NY (0500-245.00-04.00-058.000)
- 8:00 P.M. (897-18)**     **WELLINGTON CHICA** - to renew permit for accessory apartment pursuant to Section 68-616, Res. A District, west side of Mayflower Avenue (#478), 100 feet north of Peach Street, Brentwood, NY (0500-205.00-02.00-041.000)
- 8:00 P.M. (898-18)**     **DANIELLE WOODLARD** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. AA District, south side of Church Street (#1218), 941.54 feet west of Johnson Avenue, Bohemia, NY (0500-214.00-02.00-004.000)
- 8:00 P.M. (899-18)**     **ARNOLD and ROSEANN QUARANTA** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, west side of Vanderbilt Avenue (#122), 417.80 feet south of Motor Parkway, Ronkonkoma, NY (0500-030.00-02.00-040.000)