

## 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 05, 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: 01/25/2019  
Islip, New York

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

- 6:00 P.M. (076-19) MOHAMMED F. HAQUE** - to renew permit for two family, family use only, Res. B District, east side of Junard Drive (#97), 210.5 feet north of California Avenue, Bay Shore, NY (0500-292.00-03.00-007.000)
- 6:00 P.M. (077-19) ANTHONY V. DELUCA** - to renew permit for two family, family use only, Res. A District, east side of Howells Road (#1227), 301.87 feet north of Brentwood Street, Bay Shore, NY (0500-221.00-01.00-035.000)
- 6:00 P.M. (078-19) HUMBERTO MARIN-MORENO and ANGELA MARIN** - permission to leave shed having side yard of 1 foot instead of required 2 feet, to leave above ground pool having side yard of 10.6 feet instead of required 18 feet and to leave pool deck (50" high) having rear yard of 18 feet instead of required 25 feet, Res. AA District, southwest corner of Connetquot Avenue (#960) and Atlantic Street, Central Islip, NY (0500-189.00-01.00-076.002)
- 6:00 P.M. (079-19) CHRISTOPHER VROULETS and VERONICA M. KOVARIK** - permission to leave one story addition (16.1' x 32.75' lrrg.) having side yard of 11.7 feet instead of required 14 feet, Res. B District, east side of Thompson Drive (#1059), 450 feet south of Damyon Street, Bay Shore, NY (0500-390.00-02.00-107.000)
- 6:00 P.M. (080-19) WOJCIECH and MALGORZATA E. BALDYGA** - permission to erect second story addition (40.37' x 43.91' lrrg.) with porch below leaving front yard of 35 feet instead of required 40 feet and to erect one story addition (18.37' x 21.64'), all having floor area ratio of 28% instead of permitted 25%, Res. A District, north side of Sachs Street (#3), 75 feet east of Cassel Avenue, Bay Shore, NY (0500-415.00-03.00-035.000)
- 6:00 P.M. (081-19) BRIAN and PATRICIA SADLO** - permission to reconstruct one story addition leaving side yard of 10 feet instead of required 14 feet, Res. B District, north side of Atlantic Avenue (#345), 75.27 feet east of Pacific Street, Bay Shore, NY (0500-315.00-03.00-037.000)
- 6:00 P.M. (082-19) DANIELLE and JOSEPH G. ANZALONE** - permission to leave pool patio having side yard of 0.8 feet instead of required 6 feet, Res. A District, west side of Sandra Avenue (#656), 150 feet north of Celia Street, West Islip, NY (0500-415.00-02.00-071.000)

- 6:00 P.M. (083-19) RONALD H. DIRKSCHNEIDER** - permission to erect addition to detached garage (13.5' x 28') resulting in floor area ratio of 26.2% instead of permitted 25% and to install garage door having height of 10 feet instead of permitted 8 feet, Res. A District, south side of Woodmere Street (#264), 164.07 feet west of Connetquot Avenue, Islip Terrace, NY (0500-253.00-02.00-063.000)
- 6:00 P.M. (084-19) KEVIN and JENNIFER BATTAGLINI** - permission to leave above ground pool having side yard of 9 feet instead of required 10 feet and to leave driveway on property line not having required setback of 4 feet, Res. B District, northeast side of Jean Road (#130), 856.06 feet east of Dorothy Road, West Islip, NY (0500-436.00-02.00-097.000)
- 6:00 P.M. (085-19) LUIS ELIAS ALVA ESTRADA** - permission to leave above ground pool having side yard of 16.5 feet instead of required 18 feet and to leave pool deck having side yard of 2 feet instead of required 10 feet, Res. AA District, west side of Heckscher Avenue (#1740), 630 feet north of Locust Drive, Bay Shore, NY (0500-200.00-02.00-028.000)
- 6:00 P.M. (086-19) GARY L. and KAREN GREENWOOD** - permission to leave enclosed patio (11' x 14') having side yard of 3.66 feet instead of required 14 feet, Res. B District, north side of Franklin Street (#61), 75 feet east of Washington Avenue, Brentwood, NY (0500-051.00-01.00-044.000)
- 6:00 P.M. (087-19) ABID FAROOQ** - permission to leave chicken coop having side of 4 feet instead of required 10 feet, , east side of Brookdale Avenue (#1075), 230.53 feet south of Oakdale Street, Bay Shore, NY (0500-286.00-01.00-048.000)
- 6:30 P.M. (088-19) MICHAELA PIAZZA and JOHN ALTIERI** - permission to erect roofed-over porch (7' x 31') leaving front yard of 18 feet instead of permitted encroachment setback of 20 feet and to erect roof deck (12' x 17') all having floor area ratio of 48% instead of permitted 30%, Res. BAA District, west side of West Lighthouse Walk (#58), 180 feet south of Maple Court, Kismet, NY (0500-491.00-02.00-004.000)
- 6:30 P.M. (089-19) JOHN ALTIERI** - permission to leave elevated dwelling having rear yard of 4 feet instead of required 25 feet and side yard of 7.66 feet instead of required 10 feet, to leave decking having side yard of 2.7 and rear yard of zero instead of required 15 feet each, to leave walkway having side yard of zero instead of required 4 feet, and to leave relocated roof deck having side yard of 9 feet instead of required 10 feet, Res. BAA District, east side of Pine Walk (#109), 40 feet south of Maple Court, Kismet, NY (0500-491.00-02.00-071.000)

**6:30 P.M. (090-19) MATTHEW WAHL** - permission to reconstruct dwelling leaving rear yard of 20.7 feet instead of required 25 feet, floor area ratio of 30% instead of permitted 25%, with all alterations and additions resulting in new dwelling, and to install inground pool leaving second front yard of 20.5 feet instead of required 27 feet and rear yard of 12.3 feet instead of required 14 feet, Res. A District, southwest corner of Tellar Drive (#35) and Farmingdale Street, Islip Terrace, NY (0500-275.00-01.00-066.000)

**Adjourned from November 20, 2018 & January 8, 2019**

**6:30 P.M. (832-18) ROBERTA KAZNOCHA** - permission to leave roofed-over deck having side yard of 3.2 feet instead of required 18 feet and to leave shed having side yard of 1 foot instead of required 2 feet, Res. AA District, west side of Locust Avenue (#340), 445.6 feet north of Riverdale Avenue, Oakdale, NY (0500-328.00-01.00-007.000)

**6:30 P.M. (091-19) FRANKLIN ARIAS** - permission to leave shed having side yard of 1.4 feet instead of required 2 feet, and to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, north side of Stahley Street (#187), 95.41 feet west of Grand Boulevard, Bay Shore, NY (0500-228.00-01.00-027.000)

**6:30 P.M. (092-19) RAMON and CARMEN VALET** - permission to leave rear deck (over 48" high) having side yard of 11 feet instead of required 14 feet, to leave shed (15.2' x 12.3') having side yard of 3.1 feet and rear yard of 3 feet instead of required 4 feet each, to leave asphalt patio and concrete pad having side yard of zero instead of required 4 feet each and to leave roof-over patio having side yard of 6 feet instead of required 14 feet, Res. A District, north side of West Plum Street (#111), 350 feet east of Mayflower Avenue, Brentwood, NY (0500-228.00-03.00-064.000)

**6:30 P.M. (093-19) SANTOS T. REYES MELENDEZ** - permission to leave above ground pool having rear yard of 8.15 feet instead of required 10 feet, to leave pool patio having rear yard of 4 feet instead of required 6 feet, to leave pool deck having rear yard of 7 feet and side yard of 8 feet instead of required 10 feet each, to leave second story deck having side yard of 8.51 feet instead of required 14 feet, and to use dwelling for two-family, family use only as pursuant to Islip Town Code Section 68-419.1, Res. B District, north side of Voorhis Drive (#35), 222.5 feet west of Knoll Place, Brentwood, NY (0500-093.00-03.00-062.000)

**7:00 P.M. (094-19) 545 MONTAUK HIGHWAY, LLC / CVS** - permission to erect additional facial sign (56 sq. ft.) on south storefront elevation where a maximum of one facial sign is permitted on primary storefront, Bus 1 District, northwest corner of Montauk Highway (#545) and Higbie Lane, West Islip, NY (0500-473.00-01.00-069.002)

**7:00 P.M. (095-19) CAMILO CANESA DELEON** - permission to erect second story addition (28.5' x 60.3') leaving floor area ratio of 34.43% instead of permitted 25%, Res. B District, west side of Cone Avenue (#68), 100 feet south of Lemon Street, Central Islip, NY (0500-163.00-04.00-027.000)

**7:00 P.M. (096-19) SOUTH CLINTON APARTMENTS, INC.** - permission to erect two-and-a-half story mixed use building having floor area ratio of 34.168% instead of permitted 27.5% (including affordable housing provision), pursuant to New York State General Municipal Law, Article 16-A, Long Island Workforce Housing Act, GST District, west side of South Clinton Avenue (#0), approximately 547 feet south of Gibson Street, Bay Shore, NY (0500-419.00-02.00-013.003 & 013.004)

**7:00 P.M. (097-19) SAUL PARADA** - permission to reconstruct dwelling leaving side yard of 12 feet instead of required 14 feet, Res. B District, northeast corner of Boulevard Avenue (#31) and Birch Street, Central Islip, NY (0500-122.00-02.00-007.000)

**Adjourned from December 11, 2018**

**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. (098-19) D'ANDREA BROTHERS LLC** - permission to erect second story addition leaving existing second front yard of 0.16 feet instead of required 10 feet, BD District, northwest corner of West Main Street (#87-89) and Third Avenue, East Islip, NY (0500-372.00-01.00-041.000)

**7:30 P.M. (099-19) BONO PROPERTIES CORP.** - permission to subdivide lot into two parcels; Lot 1- to erect 2 story dwelling on lot having lot area of 5,800 sq. feet instead of required 7,500 sq. feet, lot width of 58 feet instead of required 75 feet and floor area ratio of 41.03% instead of permitted 25%; Lot 2- to erect 2 story dwelling on lot having lot area of 6,388 sq. feet instead of required 7,500 sq. feet, lot width of 55.62 feet instead of required 75 feet and floor area ratio of 37.27% instead of permitted 25%, Res. B District, northwest corner of Higbie Lane (#284) and Kurzon Road, West Islip, NY (0500-436.00-01.00-027.000)

**7:30 P.M. (100-19) JOSEPH and DONNA GIORDANELLA** - permission to unmerge vacant lot from merged parcels and/or interpretation that the vacant land does not affect the nonconformity of lot 31 and/or previous ZBA decision 109-09, to erect single family dwelling on lot having area of 5,722 sq. feet instead of required 7,500 sq. feet and lot width of 72.6 feet instead of required 75 feet, GST District, east side of Smithtown Avenue (#0) through lot to Lakeland Avenue, approx 97 feet south of Lakeland Avenue, Bohemia, NY (0500-172.00-01.00-033.000)

**8:00 P.M. (101-19) ROSA ITURRI** - to renew permit for accessory apartment pursuant to Section 68-616, Res. AA District, north side of Ridgewood Avenue (#35), 543.98 feet west of Calebs Path, Brentwood, NY (0500-053.00-02.00-020.004)

**8:00 P.M. (102-19)** **REYES and CLARIBEL TURCIOS** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, west side of Pheasant Circle (#104), 405.68 feet west of Hilltop Drive, Brentwood, NY (0500-184.00-03.00-003.000)

**8:00 P.M. (103-19)** **PASCAL J. PADOVANO** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. AA District, West side of Northfield Road (#223) 292.75 feet north of Ridgefield Road, Hauppauge, NY (0500-001.00-01.00-005.000)