

## 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 13, 2016** 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: 12/02/2016  
Islip, New York

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

- 6:30 P.M. (865-16)** **JAMES GALE and GREGORY NOONE** - to renew permit for two family, family use only, Res. A District, south side of Parkwood Street (#154), 462.91 feet west of Forest Drive, Ronkonkoma, NY (0500-060.00-02.00-031.000)
- 6:30 P.M. (866-16)** **MARIA LOPEZ TRIOLO and ANDREW TRIOLO** - to renew permit for two family, family use only, Res. AA / AAA District, west side of Hollins Lane (#73), 204.78 feet north of Brushwood Court, East Islip, NY (0500-424.00-02.00-034.000)
- 6:30 P.M. (867-16)** **MARLIN & LESLY VELASQUEZ** - to renew permit for two family, family use only, Res. B District, north side of Quail Drive (#9), 89.72 feet east of Swallow Lane, Brentwood, NY (0500-049.00-03.00-042.000)
- 6:30 P.M. (868-16)** **NIKHIL, RAHUL, PARVEEN KAKE and MITRAPAL KAKE** - permission to leave shed having rear yard of 3.3 feet instead of required 4 feet and to use dwelling for two family, family use only pursuant to Islip Town Code Section 68-419.1, Res. A District, west side of Ocean Avenue (#2090), 251.85 feet north, 16.42 feet west and 37.43 north of Fourth Drive, Ronkonkoma, NY (0500-104.00-03.00-029.009)
- 6:30 P.M. (869-16)** **NANCY LARKIN** - permission to leave 2 sheds having side yard of 3.3 feet and 2.7 feet instead of required 4 feet each, Res. AA District, south side of Bishop Lane (#14), 299.90 feet west of Broadway Avenue, Holbrook, NY (0500-175.00-02.00-088.015)
- 6:30 P.M. (870-16)** **DENIS and DEIRDRE MORIARTY** - permission to leave roofed over deck having floor area ratio of 26.2% instead of permitted 25%, Res. B District, south side of Seafield Lane (#32), 370 feet east of Cooper Lane, Bay Shore, NY (0500-418.00-01.00-068.000)
- 6:30 P.M. (871-16)** **EDWARD and MARGHERITA MULROY** - permission to install inground pool leaving rear yard of 16 feet instead of required 18 feet, Res. AAA District (278 Cluster), northeast corner of Kent Court (#3) and Gillette Avenue, Bayport, NY (0500-360.00-05.00-008.014)

- 6:30 P.M. (872-16) MICHAEL KARMAN** - permission to leave pool patio having side yard of 2 feet and rear yard of 4 feet instead of required 6 feet each and to leave shed having side yard of 2.5 feet instead of required 4 feet, Res. B District, south side of Dunn Court (#52), 772.14 feet east of Lincoln Avenue, Sayville, NY (0500-307.00-01.00-033.000)
- 6:30 P.M. (873-16) DEBORAH CRUPI** - permission to leave above ground pool having side yard of 8 feet and rear yard of 8.7 feet instead of required 10 feet each, and to leave pool deck having rear yard of 9 feet instead of required 10 feet, Res. B District, west side of Stellenwerf Avenue (#76), 87.50 feet north of Cleveland Street, Islip Terrace, NY (0500-296.00-02.00-058.000)
- 6:30 P.M. (874-16) ISABEL and JORGE MELGAR** - permission to leave carport having side yard of 2 feet instead of required 14 feet and shed (15.9' x 20.6') having side yard of 1.9 feet and rear yard of 0.5 feet instead of required 4 feet each, Res. A District, south side of Bradley Street (#78), 525 feet east of Nimitz Avenue, Brentwood, ny (0500-136.00-01.00-046.000)
- 6:30 P.M. (875-16) GLEN K. and TRACEY J. DALEO** - permission to leave 6 foot fence on second front yard property line not having the required setback of 10 feet, Res. B District, southwest corner of Hyman Avenue (#534) and Bardolier Lane, West Islip, NY (0500-438.00-03.00-140.000)
- 7:00 P.M. (876-16) BRIAN AND DANIELLE SNYDER** - permission to erect one story addition (21' x 28' Irrg.) leaving side yard of 5.4 feet instead of required 14 feet, Res. B District, northwest corner of Freeman Avenue (#80) and Yale Street, Islip, NY (0500-294.00-02.00-077.000)
- 7:00 P.M. (877-16) DARREN and JENNIFER BROSS** - permission to leave above ground pool having side yard of 9.3 feet instead of required 14 feet, to leave pool deck (50" high) having rear yard of 17.8 feet instead of required 25 feet, to leave shed having rear yard of 3.3 feet instead of required 4 feet and to leave 6 foot fence on second front property line not having required setback of 10 feet, Res. A District, southwest corner of Bucknell Road (#102) and Fremont Road, West Sayville, NY (0500-381.00-01.00-004.000)
- 7:00 P.M. (878-16) 36 WASHINGTON AVENUE, INC.** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. B District, northwest corner of Washington Avenue (#36) and McKinley Street, Brentwood, NY (0500-116.00-04.00-010.000)
- 7:00 P.M. (879-16) MEGAN SPACE** - permission to erect second story addition (24' x 42' Irrg.) leaving floor area ratio of 30.51% instead of permitted 25%, Res. B District, east side of North Bayport Avenue (#551), 160 feet south of Garrison Street, Bayport, NY (0500-284.00-04.00-033.000)

**7:00 P.M. (880-16) MICHAEL and NICOLE ZANE** - permission to leave one story addition (26' x 30' Irrg.) having side yard of 12 feet instead of required 14 feet, to leave above ground pool having front yard (through lot) of 13.8 feet instead of required 60 feet and to leave shed not having 20 feet behind front yard of dwelling, Res. A District, north side of Haide Place (#5), 86.09 feet west of Suffolk Lane, (through lot to Ashley Drive), East Islip, NY (0500-372.00-03.00-011.002)

**7:00 P.M. (881-16) MAURICE AND SALLY DOWNS, LIFE ESTATE** - permission to leave one story addition (11' x 17.1' Irrg.) having rear yard of 24.5 feet instead of required 25 feet, to leave pool house (10.1' x 12.1') not having required 20 feet behind front line of dwelling, to leave hot tub having rear yard of 7.6 feet instead of required 18 feet, to leave hot tub deck having rear yard of 4 feet instead of required 6 feet, to leave retaining wall having rear yard of 1 foot instead of required 4 feet, to leave accessory structure on rear property line not having required setback of 4 feet and to leave shed having second front yard of 41 feet instead of required 45 feet, Res. AA District, northeast corner of Ferndale Boulevard (#407) and Beech Street, Islip, NY (0500-272.00-02.00-030.000)

**Adjourned from November 29, 2016**

**7:00 P.M. (828-16) MANUEL E. RICAURTE and ROSA N. LINARES** - permission to leave roofed-over deck having side yard of 10 feet instead of required 14 feet, Res. B District, south side of Connecticut Avenue (#103), 71 feet east of Brentwood Road, Bay Shore, NY (0500-225.00-03.00-087.000)

**7:30 P.M. (882-16) MICHAEL, KRISTIN and HELENE CAROSELLI** - permission to erect two story addition (12' x 27.4') leaving side yard of 10.3 feet instead of required 18 feet, to leave shed having rear yard of 3 feet instead of required 4 feet and to use dwelling for two family, family use only pursuant to Islip Town Code Section 68-419.1, Res. AA District (278 Cluster), southeast corner of Chute Lane (#4) and Cirrus Road, Holbrook, NY (0500-178.00-01.00-005.000)

**7:30 P.M. (883-16) DOMENICK AND ERMINIA SACCA** - permission to erect two story addition leaving side yard of 5 feet instead of required 14 feet and rear yard of 23 feet instead of required 25 feet, leaving floor area ratio of 33.83% instead of permitted 25%, Res. A District, north side of Bay 2nd Street (#261), 145 feet east of Center Bay Avenue, West Islip, NY (0500-478.00-01.00-008.000)

**7:30 P.M. (884-16) AMANDA NICOLE REALTY, LLC** - permission to leave one story addition expanding nonconforming use by less than 25%, Res. CAA District, east side of South Clinton Avenue (#41), 410.3 feet north of Linden Place (through lot to Bay Avenue), Bay Shore, NY (0500-419.00-03.00-021.000)

**7:30 P.M. (885-16) MARTIN PAOLINO** - permission to alter roof line on building leaving side yard of 0.15 feet instead of required 14 feet and side yard of 9.73 feet instead of required 10 feet, Bus 1 District, west side of Islip Avenue (#254), 100 feet south of Elm Street, Islip, NY (0500-320.00-02.00-071.000)

- 8:00 P.M. (886-16)** **JOSE GOMEZ** - permission to leave patio on side and rear property lines not having required setback of 4 feet each, having rear yard occupancy of 77% instead of permitted 30% and to leave shed having side yard of 1 feet instead of required 4 feet, Res. A District, southeast corner of Broadway Avenue (#581) and Noble Street, Brentwood, NY (0500-185.00-03.00-001.000)
- 8:00 P.M. (887-16)** **ALEJANDRO MORALES and VIVIANA DADD** - permission to leave reconstructed dwelling having side yard of 12.92 feet instead of required 18 feet, total side yards of 31.62 feet instead of required 36 feet and to erect cabana leaving floor area ratio of 26% instead of permitted 25%, Res. AA District, north side of Shoal Drive (#31), 815.45 feet west of Oak Neck Lane, West Islip, NY (0500-479.00-02.00-080.000)
- 8:00 P.M. (888-16)** **SUBE ASSETS, LLC** - permission to erect 2nd story addition leaving front yard of 16.5 feet instead of required 25 feet, side yard of 7.2 feet instead of required 10 feet, total side yards of 19.33 feet instead of required 25 feet, all having floor area ratio of 40% instead of permitted 30%, Res. AAAB District, east side of Elm Walk (#125), 420 feet south of Central Walk, Fair Harbor, NY (0500-492.00-04.00-008.000)
- 8:00 P.M. (889-16)** **MICHAEL and JOANNE INGHAM** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. AAA District, east side of Gardiner Drive (#921), 400 feet south of Bardolier Lane, Bay Shore, NY (0500-457.00-04.00-054.000)
- 8:30 P.M. (890-16)** **DENIS CRUZ** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, south side of McNair Street (#104), 95.01 feet east of Eisenhower Avenue, Brentwood, NY (0500-135.00-01.00-024.001)
- 8:30 P.M. (891-16)** **LORRAINE AND THOMAS FEY** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, east side of Cotter Street (#73), 300 feet north of Altmar Avenue, West Islip, NY (0500-311.00-01.00-092.000)