

## Public Notice

**NOTICE IS HEREBY GIVEN** that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, September 25, 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: 09/14/2018  
Islip, New York

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

- 6:00 P.M. (668-18)**     **JOSEPH and ANGELA ROSA** - to renew permit for two family, family use only, Res. A District, north side of Curtin Avenue (#271), 472.32 feet west of Udall Road, West Islip, NY (0500-414.00-01.00-015.000)
- 6:00 P.M. (669-18)**     **MARIA PINTO** - to renew permit for two family, family use only, Res. B District, south side of Bates Street (#40), 125 feet east of Freeman Avenue, Islip, NY (0500-271.00-03.00-020.002)
- 6:00 P.M. (670-18)**     **AIDA CABRERA** - to renew permit for two family, family use only, Res. B District, southeast corner of Pine Street (#40) and Lukens Avenue, Brentwood, NY (0500-116.00-03.00-016.000)
- 6:00 P.M. (671-18)**     **THERESA LOTITO** - permission to leave shed having side yard of 3.5 feet instead of required 4 feet and to leave pool with waterfall having rear yard of 13.1 feet instead of required 14 feet, Res. A District, east side of Simmons Drive (#105), 169 feet south of Manistee Lane, East Islip, NY (0500-400.00-04.00-004.000)
- 6:00 P.M. (672-18)**     **FRANCINETH QUIROGA** - permission to leave pool patio having side yard of 1.5 feet and rear yard of 2.2 feet instead of required 6 feet each, Res. B District, west side of Charter Oaks Avenue (#198), 300 feet south of Hickory Street, Brentwood, NY (0500-162.00-04.00-044.000)
- 6:00 P.M. (673-18)**     **JOHN and LOUISE POSANTI** - permission to leave hot tub having building separation to detached garage of 2 feet and of 5 feet to dwelling instead of required 6 feet each, to leave shed having 12 feet behind front line of dwelling instead of required 20 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 Cotter Street (#88), 172.96 feet south of Bay Shore Road, West Islip, NY (0500-286.00-01.00-030.000)

- 6:00 P.M. (674-18)** **LI LEADERS CORP** - permission to erect 2 second story additions (3' x 7' each) leaving front yard of 35.5 feet instead of required 40 feet and to erect portico (3.5' x 5.9') leaving front yard of 32.5 feet instead of permitted encroachment setback of 34 feet, Res. AA District, west side of Willoughby Street (#16), 100 feet north of Evergreen Avenue, Brentwood, NY (0500-117.00-02.00-067.000)
- 6:00 P.M. (675-18)** **GEORGE and TASIA KARAGIANNIS** - permission to leave shed having side yard of 1.1 feet instead of required 4 feet, Res. A District, north side of Fawn Drive (#117), 410 feet east of Ardsley Lane, East Islip, NY (0500 - 44900 - 0100 - 002000)
- 6:00 P.M. (676-18)** **ALICE YURKERWICH** - permission to leave pool having front yard (through lot) of 24 feet instead of required 44 feet and to relocate 6 foot fence to property line not having required setback of 15 feet, Res. AA District, west side of Pace Drive South (#108), 2,595.49 feet south of Montauk Highway (through lot to Robert Moses Causeway), West Islip, NY (0500-479.00-04.00-008.022)
- 6:00 P.M. (677-18)** **DAVID and DENISE OLSEN** - permission to leave inground pool having rear yard of 13.8 feet instead of required 14 feet, to leave pool patio having rear yard of 5 feet instead of required 6 feet and to leave patio on side property line not having required setback of 4 feet, Res. A District, south side of Kerry Street (#244), 99.07 feet east of Coates Avenue, Holbrook, NY (0500-175.00-01.00-055.000)
- 6:00 P.M. (678-18)** **MARIA F. CLAVIJO** - permission to leave pool having side yard of 13.7 feet instead of required 14 feet and pool deck having side yard of 2.9 feet instead of required 10 feet, Res. A District, west side of Newham Avenue (#84), 411.37 feet north of Commack Road, Brentwood, NY (0500-203.00-02.00-058.000)
- 6:00 P.M. (679-18)** **MICHAEL and LISA RODRIGUEZ** - permission to leave hot tub having side yard of 4 feet instead of required 14 feet, Res. A District, west side of Woodbury Road (#15), 238.35 feet north of Bretton Road, Hauppauge, NY (0500-039.00-03.00-022.000)
- 6:30 P.M. (680-18)** **DIAN KELLY and KAREN KELLY** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, west side of Mel Court (#8), 131.21 feet north of Oakridge Drive, Bay Shore, NY (0500-268.00-01.00-030.000)

**6:30 P.M. (681-18) RONALD and LINDA ROBERTS** - permission to leave inground pool having rear yard of 9 feet instead of required 10 feet, to leave pool patio having side yard of 3 feet instead of required 6 feet and to leave hot tub having side yard of 1.2 feet and rear yard of 6.8 feet instead of required 10 feet each, Res. B District, east side of Thompson (#1035), 675 feet south of Babe Ruth Street, Bay Shore, NY (0500-390.00-02.00-119.000)

**6:30 P.M. (682-18) INES A ALVARENGA-BENITEZ** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, northeast corner of North Gardiner Drive (#1519) and Cedar Drive, Brentwood, NY (0500-265.00-02.00-018.000)

**Adjourned from June 12, 2018 & August 21, 2018**

**6:30 P.M. (408-18) MATTHEW J. AND JACLYN M. ZITO** - permission to erect one story addition (8' x 31.7' Irrg.) leaving side yard of 7.1 feet instead of required 14 feet, Res. B District, east side of Bohemia Parkway (#457), 624.99 feet north of Mobile Street, Sayville, NY (0500-305.00-01.00-010.000)

**6:30 P.M. (683-18) TIMOTHY B. NELSON and LISA BENAVIDES-NELSON** - permission to install inground pool leaving front yard of 30.8 feet instead of required 60 feet, Res. BAA District, east side of Homesite (#24), 80 feet north of Bay Walk, at Great South Bay, Seaview, NY (0500-497.00-05.00-055.002)

**Adjourned from August 21, 2018**

**6:30 P.M. (594-18) MICHAEL J. and JEAN M. KEANE** - permission to leave 2 one story additions (5.1' x 8.3' and 5.2' x 7.5') having side yard of 9.2 feet instead of required 14 feet and floor area ratio of 27.3% instead of permitted 25%, to leave inground pool having side and rear yards of 13.5 feet instead of required 14 feet and to leave shed having side yard of 1.8 feet instead of required 2 feet, Res. A District, north side of Dolphin Lane (#7), 353.72 feet east of Cedar Point Drive, West Islip, NY (0500-478.00-04.00-046.000)

**7:00 P.M. (684-18) MIER and DENISE MULLER** - permission to leave detached garage (20.3' x 20.3') having side yard of 3.2 feet instead of required 4 feet, to leave deck (at grade) having side and rear yards of zero instead of required 4 feet each, Res. A District, north side of Easton Street (#317), 208.6 feet east of 17th Avenue, Ronkonkoma, NY (0500-083.00-03.00-007.000)

**Adjourned from September 4, 2018**

**7:00 P.M. (629-18) CHARLES IERVOLINO** - permission to erect one story addition (13' x 18.6') expanding legal nonconforming use by 37.48% instead of the maximum permitted expansion of 25%, Res. B District, north side of 4th Street (#49), 245 feet west of Cherry Avenue, West Sayville, NY (0500-355.00-05.00-044.000)

- 7:00 P.M. (685-18) ROBERT L. BRANDT** - permission to erect two story dwelling on lot having width of 50 feet instead of the required 75 feet, side yards of 12 feet instead of the required 14, total side yards of 24 feet instead of required 28 feet, floor area ratio of 27.9% instead of permitted 25%, elevation of lowest floor to be 13.2 feet instead of permitted 8 feet in Flood Hazard Zone AE-4, and height of 32.5 feet instead of permitted 28 feet, Res. B District, north side of Bay Avenue (#0), 100 feet west of South Clinton Avenue, Bay Shore, NY (0500-441.00-02.00-035.000)
- 7:00 P.M. (686-18) ROYAL DEVELOPMENT LLC** - permission to subdivide parcel into two lots: Lot 1 - to erect two story dwelling leaving floor area ratio of 32.7% instead of permitted 25%, Lot 2 - to erect two story dwelling leaving floor area ratio of 31% instead of permitted 25%, Res. B District, northwest corner of St. Lawrence Street (#255) and Oakwood Avenue, Sayville, NY (0500-307.00-05.00-047.004 & 047.005)
- 7:00 P.M. (687-18) 75 SUNRISE HIGHWAY, LLC** - permission to erect 3 additions (in 3 phases) leaving arterial highway setbacks of 29 feet, 25.9 feet and 25.9 feet instead of required 50 feet each, rear yard of 29.6 feet instead of required 35 feet and to leave buffer having depth of 12.6 feet instead of required 25 feet, GSD District, northeast corner of Sunrise Highway (#75) and Higbie Lane, West Islip, NY (0500-387.00-01.00-020.006)
- 7:30 P.M. (688-18) ALOGOCO CORPORATION** - permission to subdivide lot into two parcels; Lot 1- to erect single family dwelling leaving lot width of 50 feet instead of required 75 feet and lot area of 7,356 square feet instead of 7,500 square feet, Lot 2- to leave single family dwelling having width of 50 feet instead of required 75 feet and lot area of 6,489 square feet instead of 7,500 square feet and side yard of 7.1 feet instead of required 14 feet, Res. B District, north side of Richmond Boulevard (#175), 238.15 feet west of Mohican Avenue, Ronkonkoma, NY (0500-020.00-01.00-032.000)
- 7:30 P.M. (689-18) ROSEANNE, JONATHAN & MEINDERT PLOEGMAN; MATTHEW & CHRISTINA MILLER** - permission to erect 3-story dwelling having height of 40.75 feet instead of the permitted 35 feet, Res. A District, northeast corner of Church Street (#911) and Walnut Avenue, Bohemia, NY (0500-213.00-01.00-026.000)
- 8:00 P.M. (690-18) DALE J and GALINA JERANEK** - to renew permit for accessory apartment pursuant to Section 68-616, Res. B District, east side of Ackerson Boulevard (#1437), 400 feet south of Chestnut Drive, Bay Shore, NY (0500-288.00-02.00-092.000)
- 8:00 P.M. (691-18) JOSE CRUZ** - to renew permit for accessory apartment pursuant to Section 68-616, Res. B District, south side of Blacker Street (#30), 500 feet east of Grand Boulevard, Brentwood, NY (0500-140.00-01.00-019.000)
- 8:00 P.M. (692-18) CLAUDIA M FALLON FAMILY TRUST; JAMES & TRACEY FALLON CO-TRSTEES** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. AA District, north side of Atlantic Place (#175), 213.58 feet east of Club Lane, Hauppauge, NY (0500-025.00-01.00-027.000)

**8:00 P.M. (693-18)** **OSWALDO CASTRO** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. B District, northwest corner of Lukens Avenue (#20) and Spruce Street, Brentwood, NY (0500-11500-0300-102000)

**8:00 P.M. (694-18)** **ABODIYA IDAKWOJI** - to renew permit for accessory apartment pursuant to Section 68-616, Res. B District, south side of Massachusetts Avenue (#236), 444.54 feet west of Brentwood Road, Bay Shore, NY (0500-225.00-03.00-002.000)