

## 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 24, 2022** 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: 05/13/2022  
Islip, New York

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

- 6:00 P.M. (354-22)** **BRIAN and KATHLEEN ALIMENA** - permission to leave shed having side yard of 1.2 feet and rear yard of 1.5 feet instead of required 2 feet each, Res. B District, west side of Lorraine Circle (#128), 475.93 feet northwest of Brook Street, West Sayville, NY (0500-355.00-06.00-019.000)
- 6:00 P.M. (355-22)** **ROBERT SEVIER and MATTHEW SEVIER** - permission to leave shed (12.3' x 16.2') having side yard of 0.3 feet instead of required 4 feet, Res. AA District, northwest corner of Atlantic Place (#154) and Heller Place, Hauppauge, NY (0500-025.00-01.00-050.000)
- 6:00 P.M. (356-22)** **STEPHEN E. DUTTON III** - permission to install inground pool leaving side yard of 14 feet instead of required 18 feet, Res. AA District, north side of Roxbury Court (#3), 670.82 feet east of Oceanview Avenue, Oakdale, NY (0500-376.00-04.00-021.000)
- 6:00 P.M. (357-22)** **KATHLEEN MADDALONE** - permission to erect one story addition leaving side yard of 11.9 feet instead of required 14 feet and to leave shed having side yard of 1.3 feet instead of required 2 feet and not having required 20 feet behind front line of dwelling, Res. B District, south side of Grace Street (#364), 200 feet east of Grundy Avenue, Holbrook, NY (0500-152.00-02.00-028.000)
- 6:00 P.M. (358-22)** **JOSE ROLANDO GARCIA** - permission to leave addition to accessory structure having side yard of 2.4 feet instead of required 10 feet, Res. AA District, north side of Bailey Avenue (#71) 738 feet east of East Third Avenue, Bay Shore, NY (0500-245.00-04.00-038.000)
- 6:00 P.M. (359-22)** **JOSE CRUZ and SANTOS AURELIA SALMERON** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. B District, east side of Broadway (#125), 75 feet north of Alkier Street, Brentwood, NY (0500-139.00-02.00-028.000)
- 6:00 P.M. (360-22)** **WINSTON LEACH and LANA JORDAN** - permission to leave driveway having front yard occupancy of 43% instead of permitted 35%, Res. A District, west side of Martinstein Avenue (#1077), 333.32 feet south of Lakeland Street, Bay Shore, NY (0500-264.00-02.00-114.000)

- 6:00 P.M. (361-22)** **JULIO and ELLEN LUGO** - permission to leave above-ground pool having side yard of 12 feet and rear yard of 9.9 feet instead of required 14 feet each and to leave shed not having required 20 feet behind front line of dwelling, Res. A District, east side of Locust Avenue (#2261), 180 north of Peconic Street, Ronkonkoma, NY (0500-086.00-01.00-027.000)
- 6:00 P.M. (362-22)** **BALWINDER JASWAL and KULWINDER JASWAL** - permission to install inground pool leaving side yard of 10 feet instead of required 18 feet, Res. AA District, west side of Trail Blazer Court (#22), 687.47 feet north of Furrows Road, Holbrook, NY (0500-068.00-01.00-007.011)
- 6:00 P.M. (363-22)** **WILFREDO and MARITZA Y. REYES** - permission to leave two story enclosed cellar entrance (6.7' x 7.1') resulting in floor area ratio of 30.8% instead of permitted 25%, Res. B District, south side of Kansas Avenue (#52), 225 feet east of Brentwood Road, Bay Shore, NY (0500-269.00-01.00-104.000)
- 6:00 P.M. (364-22)** **IAN and MARILYN DARMANIE** - permission to leave staircase to second story deck having side yard of 16.27 feet instead of required 18 feet, to leave patio on side property line not having required setback of 4 feet and to leave pergola having side yard of 1.8 feet instead of required 2 feet and not having 20 feet behind front line of dwelling, Res. AA District, east side of 3rd Street (#55), 516 feet south of 6th Avenue, Brentwood, NY (0500-183.00-02.00-003.000)
- 6:00 P.M. (365-22)** **JENNIFER and LOUIS D'AMBROSIO, III** - permission to erect gazebo (10' x 14') set back 12 feet behind front line of dwelling instead of required 20 feet, to install firepit not having 4 feet behind front line of dwelling, to leave shed having front yard of 7 feet instead of required 27 feet, to leave deck (2' high) having rear yard of 9.7 feet instead of required 10 feet, to leave driveway having side yard of 0.8 feet instead of required 4 feet, Res. A District, southwest corner of Union Boulevard (#3080) and 1st Avenue, East Islip, NY (0500-346.00-03.00-046.000)
- 6:00 P.M. (282-22)** **SABRINA MURRAY** - permission to leave roofed-over porch having front yard of 18.6 feet instead of permitted encroachment setback of 20 feet, to leave porch, roofed-over second story deck, stairs and cellar entrance all having floor area ratio of 30% instead of permitted 25% and to leave driveway located in sight distance triangle, Res. B District, southeast corner of Madison Avenue (#395), and Stockton Street, Brentwood, NY (0500-050.00-04.00-059.000)

- 6:00 P.M. (366-22)** **OTIS HOLMAN** - permission to leave second story addition leaving floor area ratio of 30% instead of permitted 25%, to leave detached garage (12.9' x 19.5') having rear yard of 2.7 feet and to leave concrete walkway having side yard of 2.5 feet instead of required 4 feet each and to leave cellar entrance having side yard of 5 feet instead of required 14 feet, Res. B District, west side of Twin Lawns Avenue (#186), 83 feet south of Ida Street, Brentwood, NY (0500-163.00-02.00-007.000)
- 6:00 P.M. (367-22)** **GABS E. JEUNE** - permission to leave one story addition (5.1' x 11') having side yard of 5.2 feet instead of required 14 feet, total side yards of 12.9 feet instead of required 28 feet, to reconstruct driveway leaving side yard of 1 foot instead of required 4 feet and to establish two family, family use only pursuant to Islip Town Code Section 68-419.1, Res. B District, south side of Brightside Avenue (#60), 75 feet west of Peters Boulevard, Central Islip, NY (0500-120.00-01.00-030.000)
- 6:30 P.M. (368-22)** **ROBERT ABRAHAMSON** - permission to leave roof-over having side yard of 11 feet instead of required 14 feet and rear yard of 13 feet instead of required 25 feet, shed not having 20 feet behind front line of dwelling, patio on rear property line and fire pit having rear yard of 2 feet instead of 4 feet each and 6 foot fence on front property line not having required setback of 15 feet, Res. AA District, east side of Lakeside Drive (#107), 184.65 feet south of Bridle Way, Oakdale, NY (0500-378.00-01.00-007.000)
- 6:30 P.M. (369-22)** **BRIAN and LISA NEIL** - permission to erect 2 story dwelling leaving floor area ratio of 30.9% instead of permitted 25%, to convert accessory building to cabana leaving side yard of 2 feet instead of required 4 feet and height of 15 feet instead of required 14 feet and to install walkway leaving front yard occupancy of 13.6% instead of permitted 12%, Res. B District, south side of Root Avenue (#100), 100 feet west of Roosevelt Avenue, Islip, NY (0500-344.00-01.00-009.000)
- 6:30 P.M. (370-22)** **STEVEN and STEPHANIE NEMECEK** - permission to erect two story addition (13' x 30.3') and roofed-over porch leaving side yard of 8.7 feet instead of required 14 feet and one story addition (13.2' x 14') and portico leaving total side yards of 24.6 feet instead of required 28 feet, all having floor area ratio of 27.9% instead of permitted 25%, Res. B District, west side of Roosevelt Avenue (#44), 518.7 feet north of Easy Street, Sayville, NY (0500-356.00-01.00-002.000)
- 6:30 P.M. (371-22)** **RICARDO LOPEZ and JENNIFER SALVATORE** - permission to erect one story addition and second story addition (39' x 27.6') leaving side yard of 10.84 feet instead of required 14 feet, total side yards of 27.1 feet instead of required 28 feet, front yard of 24.34 feet instead of required 25 feet, height of 30 feet instead of permitted 28 feet, resulting in floor area ratio of 32% instead of permitted 25%, Res. B District, south side of Edmore Lane (#107), approximately 400 feet west of Keith Lane, West Islip, NY (0500-468.00-03.00-003.000)

- 6:30 P.M. (372-22) WILLIAM S. MILLER** - permission to erect second story addition and two story addition leaving front yard of 24.5 feet instead of required 25 feet, side yard of 12.83 feet instead of required 14 feet and floor area ratio of 30% instead of permitted 25%, Res. B District, east side of Asharoken Boulevard (#1725), 162.5 feet south of Chenango Drive, Bay Shore, NY (0500-338.00-02.00-036.000)
- 6:30 P.M. (373-22) CAROL M. JOSEPH** - permission to erect two story dwelling leaving rear yard of 20 feet and second story cantilevers leaving front yard of 24 feet instead of required 25 feet each, to install hot tub leaving rear yard of 9 feet instead of required 10 feet, to erect decking leaving rear yard of 9 feet and side yard of 12 feet instead of required 15 feet each, to install sanitary system (24" above grade) leaving front yard of 5 feet instead of required 15 feet, floor area ratio of 30.68% instead of permitted 30%, to erect entrance walk leaving side yard of 3.5 feet instead of required 4 feet, Res. BAA District, west side of Atlantic Avenue (#27), 180 feet south of Central Walk, Seaview, NY (0500-497.00-02.00-029.000)
- 6:30 P.M. (374-22) JOANNE and VINCENT SFERRAZZA** - permission to erect second story addition (14' x 23.6') leaving side yard of 7.6 feet instead of required 14 feet and floor area ratio of 34.54% instead of permitted 25%, Res. B District, west side of Richland Boulevard (#1428), 80 feet north of Sioux Drive, Bay Shore, NY (0500-289.00-04.00-027.000)
- 6:30 P.M. (375-22) VAROJ GREGORIAN** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. AA District, southwest corner of Pond Road (#2496) and Erie Street , Ronkonkoma, NY (0500-048.00-02.00-027.000)
- 6:30 P.M. (376-22) PAUL HOLM and LYNN HOLM, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** - permission to leave porch having front yard of 34.3 feet instead of required 40 feet, shed attached to detached garage having side yard of 5 feet instead of required 10 feet and platform and concrete area on side property line not having required setback of 4 feet each, Res. AA District (278), west side of Skylark Drive (#24), 97.06 feet north of Spiral Road, Holtsville, NY (0500-110.00-03.00-016.000)
- 6:30 P.M. (377-22) FLORINDA and ROSA M. CANALES** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. B District, northeast corner of 5th Avenue (#1787) and Kirk Street, Bay Shore, NY (0500-159.00-02.00-095.000)

- 7:00 P.M. (378-22)** **EDWIN FUENTES** - permission to leave one story addition and roofed over patio having rear yard of 19.3 feet instead of required 25 feet and floor area ratio of 33.6% instead of permitted 25% and to leave shed having rear yard of 1.5 feet instead of required 2 feet, Res. A District (278), south side of Millay Lane (#68), 485.65 feet west of East Forks Road, Bay Shore, NY (0500-291.00-01.00-014.014)
- 7:00 P.M. (379-22)** **JEFFREY and LAURA GOLDSCHRAFE** - permission to erect two story addition leaving front yard of 31.5 feet instead of required 40 feet, second story deck leaving side yard of 12.7 feet instead of required 18 feet and to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. AA District, northeast corner of Yale Avenue (#105) and Riverdale Avenue, Oakdale, NY (0500-327.00-02.00-005.000)
- 7:00 P.M. (380-22)** **DOROTHY WANDELT** - permission to subdivide lot into two parcels; Lot 1 - to leave two-story dwelling on conforming lot, resulting in floor area ratio of 29.2% instead of permitted 25% and Lot 2 - to erect two-story dwelling on lot having width of 60 feet instead if required 75 feet, to install driveway leaving side yard of 1 foot instead of required 4 feet, Res. B District, east side of Greeley Avenue (#128), 371.11 feet north of Brook Street, Sayville, NY (0500-356.00-04.00-023.000, 024.000)
- 7:00 P.M. (381-22)** **LOUIS and MARY ELIZABETH DELLI PIZZI** - permission to leave reconstructed boathouse (18.4' x 40.4') on rear property line not having required setback of 10 feet, Res. A District, west side of Sequams Lane East (#98), 884.92 feet north of Eaton Lane, West Islip, NY (0500-476.00-02.00-082.001)
- 7:00 P.M. (382-22)** **ELEODORO GUIVAR AGUILAR** - permission to leave roofed-over patio (20' x 31') on side property line not having required setback of 14 feet, leaving floor area ratio of 26.1% instead permitted 25%, to leave above ground pool having side yard of 9.6 feet instead of required 14 feet, to leave pool deck having side yard of 9 feet instead of required 10 feet, to leave shed having rear yard of 0.8 feet instead of required 2 feet, to leave shed having side yard of 2 feet and rear yard of 1.7 feet instead of required 4 feet each and to leave driveway having side yard of 1 foot and driveway having side yard of 1.4 feet instead of required 4 feet each, Res. A District, north side of Noble Street (#67), 333 feet east of Broadway, Brentwood, NY (0500-185.00-02.00-026.000)