

## Public Notice

**NOTICE IS HEREBY GIVEN** that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, January 10, 2023** 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: 12/30/2022  
Islip, New York

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

- 6:00 P.M. (001-23)**     **JASON and ANGELA LODICO** - permission to leave inground pool having side yard of 13.2 feet instead of required 14 feet and pool deck having side yard of 3 feet instead of required 6 feet, Res. A District, east side of Wedgewood Drive (#187), 242.3 feet north of Wayne Street, Hauppauge, NY (0500-007.00-02.00-048.000)
- 6:00 P.M. (002-23)**     **WILLIAM BRUDI** - permission to leave inground pool having side yard of 12.9 feet instead of required 14 feet, Res. A District, south side of Duffy Place (#126), 206.91 feet west of Udall Road, West Islip, NY (0500-312.00-01.00-026.000)
- 6:00 P.M. (003-23)**     **JAMES COOKE** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. AA District, east side of Wilson Boulevard (#255), 100 feet north of Ironwood Street, Islip, NY (0500-295.00-02.00-007.000)
- 6:00 P.M. (004-23)**     **STEVEN BRUNET** - permission to leave roofed-over entrance platform (5.3' x 9') having front yard of 28.1 feet instead of required 40 feet and shed having side yard of 0.8 feet instead of required 2 feet, Res. A District, west side of Walter Avenue (#200), 295.01 feet south of Town Line Road, Hauppauge, NY (0500-007.00-01.00-015.000)
- 6:00 P.M. (005-23)**     **STEVE and ELAINE PATTERSON** - permission to leave arbor on side property line not having required setback of 2 feet and patio having side yard of 0.8 feet instead of required 4 feet, Res. A District, southeast corner of Hyman Avenue (#1179) and Diamond Street, Bay Shore, NY (0500-364.00-01.00-069.000)
- 6:00 P.M. (006-23)**     **JUNE MEYER, TRUSTEE of the ROBERT LARSEN FAMILY TRUST** - permission to leave above-ground pool having side yard of 6 feet instead of required 14 feet, patio having side yard of 3 feet instead of required 4 feet and shed having side yard of 0.8 feet instead of required 2 feet, Res. A District, southeast corner of Muncey Road (#54) and Hyman Avenue, Bay Shore, NY (0500-338.00-01.00-027.000)

- 6:00 P.M. (007-23) SEGUNDO SORTO and LUCIA ESCOBAR** - permission to leave roofed-over porch (6' x 17') having front yard of 14.5 feet instead of required 30 feet and one story addition (10' x 16.2') having side yard of 5.2 feet instead of required 14 feet and front yard of 19.7 feet instead of required 25 feet, Res. A District, north side of Apple Street (#69), 200 feet east of Mayflower Avenue, Brentwood, NY (0500-186.00-02.00-142.000)
- 6:00 P.M. (008-23) ARTURO A. GONZALES PALLARES** - permission to leave expanded two story dwelling having front yard of 11.8 feet, roofed-over entrance having front yard of 7.8 feet instead of required 25 feet each, side yards of 5.8 feet and 6.1 feet instead of required 14 feet each, total side yards of 11.9 instead of required 28 feet, leaving floor area ratio of 36.06% instead of permitted 25%, to leave 2 egress windows having side yards of 3 feet and 3.75 feet instead of permitted encroachment setback of 11 feet each, to leave driveway on side property line (encroaching onto adjacent property) not having required setback of 4 feet and shed having side 1.7 feet instead of required 2 feet, Res. B District, south side of Clift Street (#220), 200 feet east of Cordello Avenue, Central Islip, NY (0500-141.00-04.00-079.000)
- 6:00 P.M. (009-23) ERIC and COLLEEN BERMAN** - permission to leave pool patio having second front yard of 18.5 feet instead of required 22 feet, shed having side yard of 2.2 feet and rear yard of 3.3 feet instead of required 4 feet each, driveway having side yard of 1 foot instead of required 4 feet and 6-foot fence on property line not having required setback of 10 feet, Res. A District, northeast corner of Avon Place (#3) and Munson Lane, West Sayville, NY (0500-380.00-03.00-120.000)
- 6:00 P.M. (010-23) ROBERT and DANIELLE CELESTE** - permission to install semi-inground pool leaving rear yard of 5 feet instead of required 10 feet and pool equipment having side and rear yard of 3 feet instead of required 6 feet each, Res. B District, south side of Highland Avenue (#84), 100 feet east of Sunset Place, West Islip, NY (0500-455.00-02.00-080.001)
- 6:00 P.M. (011-23) MATTHEW and JACLYN M. ZITO** - permission to leave hot tub having side yard of 3 feet instead of required 10 feet and shed having side yard of 0.6 feet and rear yard of 1.5 feet instead of required 2 feet each, 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)
- 6:00 P.M. (012-23) MEGHAN DELANO, TRUSTEE of ALISON HICKEY IRREVOCABLE FAMILY TRUST** - permission to erect second story addition (18.6' x 26') leaving side yard of 8.5 feet instead of required 14 feet and to use dwelling for two-family, family use only, pursuant to Islip Town Code Section 68-419.1, Res. A District, east side of Seusing Boulevard (#125), 498.56' north of Wayne Street Hauppauge, NY (0500-008.00-02.00-005.000)
- 6:00 P.M. (013-23) NASREEN AKHTAR** - permission to erect carport (18' x 36') leaving 6 feet behind front line of dwelling instead of required 20 feet, Res. A District, northwest corner of Muncey Road (#29) and Manor Lane, Bay Shore, NY (0500-338.00-01.00-100.000)

- 6:00 P.M. (014-23) ELMER VILLEDA** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, to leave roofed-over cellar entrance having rear yard of 24 feet instead of required 25 feet and rear yard landscaping of 33% instead of required 40%, Res. B District, south side of Clayton Street (#360), 140 feet west of Kenmore Avenue, Central Islip, NY (0500-121.00-02.00-030.000)
- 6:30 P.M. (015-23) DENNIS and LORETTA BRADY** - permission to erect decking leaving rear yard of 7.4 feet and to reconstruct existing walkway having front yard of 7.5 feet instead of required 15 feet each, to reconstruct second floor deck leaving second front yard of 10.1 feet instead of required 15 feet and to erect upper level deck, all having floor area ratio of 34.35% instead of permitted 30%, Res. AAAB District, west side of Fairway Avenue (#61), 544 feet south of Neptune Walk, Seaview, NY (0500-497.00-04.00-045.000)
- 6:30 P.M. (016-23) LORRAINE A. and DALE R. GRIPPO** - permission to leave one story addition having rear yard of 21 feet instead of required 25 feet, leaving floor area ratio of 27% instead of permitted 25%, to leave hot tub having side yard of 4.5 feet and rear yard of 3.8 feet instead of required 14 feet each, hot tub enclosure having rear yard of 3.8 feet instead of required 4 feet, shed having front yard of 22 feet instead of required 20 feet behind front line of dwelling and shed having side yard of 1 foot instead of required 2 feet and having front yard of 26 feet instead of required 20 feet behind front of dwelling, Res. A District, north side of Peconic Street (#221), 817.80 feet west 19th Avenue, Ronkonkoma, NY (0500-102.00-01.00-075.000)
- 6:30 P.M. (017-23) FILOMENA and ANTHONY TEDESCO** - permission to leave shed on patio having side yard of 1.5 feet and shed with roof-over having side yard of 1.8 feet instead of required 2 feet each, and driveways on side property lines not having required setback of 4 feet and front yard occupancy of 57.8% instead of permitted 35%, Res. AA District, east side of Sycamore Avenue (#1155), 147 feet north of Heidi Court, Bohemia, NY (0500-212.00-01.00-009.002)
- 6:30 P.M. (018-23) PATRICIA LAURENCOT** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 and to erect exterior second-story stairs and entrance platform leaving side yard of 9.17 feet instead of required 14 feet, Res. A District, east side of Raft Avenue (#515), 1,616.98 feet north of Church Street, Holbrook, NY (0500-194.00-02.00-039.000)

**Adjourned from June 8, 2021**

**6:30 P.M. (340-21) WEST ADAMS EQUITY INC.** - permission to reconstruct detached garage (22' x 31.1') leaving rear yard of 6.3 feet and side yard of 7.2 feet instead of required 10 feet each and to leave driveway having front yard occupancy of 55% instead of permitted 35%, Res. A District, southeast corner of Washington Avenue (#237) and Merion Road, Brentwood, NY (0500-074.00-05.00-001.000)

**6:30 P.M. (019-23) DAXTON KOOL** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 not having required off-street parking pursuant to Islip Town Code Section 68-612 and to leave driveway having side yard of 3.5 feet and paved area having side yard of 1 foot instead of required 4 feet each, Res. A District, east side of Richland Boulevard (#1337), 200 feet south of Chenango Drive, Bay Shore, NY (0500-314.00-02.00-173.000)

**6:30 P.M. (020-23) GUY and JESSICA PIERRE** - permission to erect second story addition (12' x 22') and to leave roofed-over patio (15' x 20') having rear yard of 23.9 feet instead of required 25 feet, resulting in floor area ratio of 37.2% instead of permitted 25%, to leave above ground pool having side yard of 7.7 feet and rear yard of 8.6 feet instead of required 10 feet each, pool deck having side yard of 2.7 feet instead of required 14 feet and rear yard of 3.8 feet instead of required 25 feet, shed having side yard of 3.4 feet and rear yard of 3.3 feet instead of required 4 feet each and driveway having side yard of 1.7 feet instead of required 4 feet, Res. B District, south side of Bening Lane (#20), 449.91 feet east of Grundy Avenue, Holbrook, NY (0500-129.00-03.00-104.000)