

## 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 28, 2023** at Town Hall West, 401 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: 02/17/2023  
Islip, New York

**Donald A. Rettaliata, Jr. Chairman**  
Zoning Board of Appeals

- 6:00 P.M. (126-23) NYCONN WS CORP.** - permission to establish nonconforming use of take-out restaurant with on-site dining and expansion of outdoor dining area and awning, BD District, south side of Montauk Highway (#20), 383.53 feet west of Sunset Drive, West Sayville, NY (0500-407.00-05.00-025.005)
- 6:00 P.M. (127-23) 1 SPECTACULAR HOME LTD.** - permission to subdivide lot into two parcels; Lot 1 - to erect 2 story dwelling on lot having width of 64.57 feet instead of required 75 feet, and Lot 2 - to erect 2 story dwelling on lot having width of 64.57 feet instead of required 75 feet, Res. A District, west side of Greenwood Avenue (#14), 240 feet north of Montauk Highway, East Islip, NY (0500-373.00-01.00-074.000)
- 6:00 P.M. (128-23) GABRIELA CID and JOHN FIGLESTHALER** - permission to leave driveway and patio on side property lines not having required setback of 4 feet each, Res. AAA District, west side of West Lane (#74), at the intersection of O-Co-Nee Walk, Bay Shore, NY (0500-460.00-01.00-007.000)
- 6:00 P.M. (129-23) THOMAS AND LAURA MAGUIRE** - permission to leave pool patio having side yard of 4 feet instead of required 6 feet and pond having side yard of 2 feet and rear yard of 3 feet instead of required 4 feet each, Res. A District, south of Loop Drive (#205), 390.19 feet east of Wyandanch Avenue, Sayville, NY (0500-259.00-06.00-045.000)
- 6:00 P.M. (130-23) ROBERT and REGINA P. TYLER** - permission to leave pool patio on side property line and having rear yard of 3.3 feet instead of required 6 feet each, gazebo having side yard of 1.5 feet instead of required 2 feet and driveway and patio having side yard of 1 foot instead of required 4 feet, Res. A District, east side of Penney Street (#65), 300 feet north of Altmar Avenue, West Islip, NY (0500-311.00-02.00-097.000)
- 6:00 P.M. (131-23) JHANCY ANTONY and ANTONY JOSEPH** - permission to erect second story addition (10' x 18.9') leaving floor area ratio of 26.72% instead of permitted 25%, Res. A District, east side of Louis Kossuth Avenue (#1883), 100 feet south of Fifth Street, Ronkonkoma, NY (0500-126.00-01.00-035.000)
- 6:00 P.M. (132-23) SCOTT FORGET** - permission to alter attached garage roofline leaving side yard of 7.2 feet instead of required 14 feet and total side yards of 26.3 feet instead of required 28 feet, Res. B District, east side of Ocean Avenue (#119), 75.027 feet north of Orowoc Street, Islip, NY (0500-396.00-02.00-014.000)

- 6:00 P.M. (133-23)** **SHARON CARPENTER** - permission to erect deck (10' x 10') leaving rear yard of 11.9 feet instead of required 25 feet, Res. B District, northeast corner of Newton Street (#3) and Macon Avenue, Sayville, NY (0500-331.00-02.00-025.000)
- 6:00 P.M. (134-23)** **KRISTEN and PASQUALE ROMEO** - permission to erect second addition leaving front yard of 18.7 feet instead of required 25 feet, side yard of 10.6 feet instead of required 14 feet and floor area ratio of 28.7% instead of permitted 25%, Res. B District, north side of Independence Avenue (#314), 148.74 feet east of Higbie Lane, West Islip, NY (0500-413.00-01.00-017.000)
- 6:00 P.M. (135-23)** **NOREEN and MICHAEL CONNOLLY** - permission to leave inground pool having rear yard of 9.3 feet instead of required 10 feet, pool patio having rear yard of 0.2 feet instead of required 6 feet, shed having side yard of 1.7 feet and rear yard of 0.6 feet instead of required 2 feet each and rear yard landscaping of 29.1% instead of permitted 40%, Res. B District, west side of Wildwood Court (#42), 100 feet north of Brushwood Court, East Islip, NY (0500-424.00-02.00-013.002)
- 6:00 P.M. (136-23)** **ILYA LANTSBERG** - permission to leave hot tub having side yard of 12.1 feet instead of required 18 feet, Res. AA District, east side of Eaton Lane (#71), 800.3 feet north of Magoun Road, West Islip, NY (0500-472.00-03.00-053.000)
- 6:00 P.M. (137-23)** **GLENN and MAUREEN PUTMAN** - permission to erect one story addition (11' x 13.6') leaving side yard of 7.44 feet instead of required 10 feet, to leave decking having side yard of 0.1 feet instead of required 5 feet, decking with outdoor shower and barbecue having second front yard of 7.5 feet and rear yard of 2.2 feet instead of required 15 feet each, attached accessory structures having side yard of 0.3 feet and rear yard of 3.1 feet instead of 10 feet each and pergolas having second front yard of 14.34 feet instead of required 20 feet each, Res. BAA District, southwest corner of Sloop Walk (#21) and Central Roadway, Summer Club, NY (0500-496.00-02.00-008.030)
- 6:30 P.M. (138-23)** **ANDREA C. ARAUJO GUIZADO DE ORTIZ** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 having lot width of 70 feet instead of required 75 feet throughout, Res. B District, southeast corner of Ferndale Boulevard (#137) and Sunrise Highway, Islip, NY (0500-320.00-02.00-013.000)

- 6:30 P.M. (139-23) WILLIAM BRADY and KELLY FITZSIMONS** - permission to elevate dwelling leaving front yard of 19.4 feet instead of required 40 feet, side yards of 1 foot and 7.7 feet instead of required 14 feet each, total side yards of 8.7 feet instead of required 28 feet, to reconstruct driveway leaving side yard of 1 foot instead of required 4 feet and incline slope of 15% instead of permitted 8% and to exceed compensating excavation provision 68-442A(3)(c) by proposing 120 cubic yards of surplus fill in the floodplain, Res. A District, west side of Shore Drive ((#268), approximately 160 feet south of westerly terminus of Oceanview Avenue, Oakdale, NY (0500-376.00-04.00-002.000)
- 6:30 P.M. (140-23) CHARLES TAYLOR** - permission to erect detached garage (20' x 24.5') leaving side yard of 2 feet instead of required 4 feet, Res. A District, east side of North Thompson Drive (#1733), 672.7 feet south of Pine Aire Drive, Bay Shore, NY (0500-180.00-02.00-044.000)
- 6:30 P.M. (141-23) JENNIFER V. SPECCHIO** - permission to erect dwelling on lot having wetlands yield of 0.6954 instead of required 1.0 and on lot having effective lot area of 28,825 sq. feet instead of required 40,000 sq. feet, leaving total side yards of 51 feet instead of required 60 feet, leaving height of 41 feet instead of required 35 feet, floor area ratio of 35.5% instead of permitted 25%, to install driveway leaving front yard occupancy of 44% instead of permitted 35%, Res. AAA (278) District, south side of The Helm (#159), 1,408.99 feet southeast of The Moor, East Islip, NY (0500-465.00-01.00-017.000)
- 6:30 P.M. (142-23) F.O.A.N. INC.** - permission to leave retaining wall on property line not having required setback of 4.46 feet, to erect 6 foot fence atop retaining wall leaving combined height of 10.46 feet instead of permitted 6 feet and on front property line (through lot) instead of required 15 feet, Bus 1 District, northeast corner of Montauk Highway (#945) and Oak Neck Road, through lot to Madeline Place, West Islip, NY (0500-475.00-01.00-017.001)
- 6:30 P.M. (143-23) ANDREW and MARENN COLE** - permission to erect second story addition (21.7' x 24.5' lrrg.) leaving second front yard of 8.2 feet instead of required 15 feet, Res. B District, northeast corner of Surf Avenue (#7) and Beach Boulevard, Islip, NY (0500-395.00-03.00-037.000)
- 6:30 P.M. (144-23) MICHAEL VIRGILIO** - permission to erect second story addition (8' x 44'), roofed-over porch (7.6' x 23') and roofed-over deck (15.2' x 19.8') leaving side yard of 10 feet instead of required 14 feet and floor area ratio of 39.76% instead of permitted 25%, to leave pool patio having side yard of 3 feet and rear yard of 4 feet instead of required 6 feet each and driveway and walkways having side yard of 1 foot instead of required 4 feet each, Res. B District, west side of Keith Lane (#608), 300 feet south of Burling Lane, West Islip, NY (0500-456.00-01.00-140.000)

- 6:30 P.M. (145-23) FRANK PORRETTO** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 with apartment having gross floor area of 974 sq. feet instead of maximum permitted 800 sq. feet, to erect one-story addition (14.5' x 23.5') leaving floor area ratio of 27.5% instead of permitted 25%, to leave roofed-over counter area having side yard of 3.3 feet instead of required 4 feet, rear yard landscaping of 38.7% instead of required 40% and driveway having side yard of 1.3 feet instead of required 4 feet, Res. A District, south side of Kimberly Place (#316), 318 feet east of Higbie Lane, West Islip, NY (0500-387.00-02.00-072.000)
- 6:30 P.M. (146-23) ANTHONY VACCARO and KATHLEEN LOPERGALO VACCARO** - permission to erect dwelling leaving first floor elevation of 11.75 feet instead of permitted 9 feet, Res. A District, north side of Forest Avenue (#37), 217.44 feet west of Edgewater Avenue (through lot to Featherbed Lane), Oakdale, NY (0500-376.00-05.00-005.000)
- 6:30 P.M. (147-23) JOHN A. SCIOTTO and ERIKA NILSON** - permission to erect second story addition (13' x 22') leaving side yard of 10.8 feet instead of required 14 feet and floor area ratio of 26.91% instead of permitted 25%, Res. B District, south side of Holly Drive (#28), 355 feet east of Johnson Avenue, Sayville, NY (0500-281.00-02.00-037.000)
- 6:30 P.M. (148-23) ROBERT TRUBERG and JOY HILLER** - permission to erect cabana (over 500 sf.) leaving side yard and rear yard of 3 feet instead of required 10 feet each, pool equipment leaving rear yard of 2 feet instead of required 6 feet, pool patio on rear property line not having required setback of 6 feet, to leave hot tub having rear yard of 17 feet instead of required 18 feet and having rear yard landscaping of 24.35% instead of required 40%, Res. AA District, south side of Grady Street (#118), 200 feet west of Snedecor Avenue, Bayport, NY (0500-385.00-01.00-008.000)
- 7:00 P.M. (149-23) MICHAEL L. HUNTER III and ELEONORA M. GIACCONE** - permission to leave detached garage and attached roofed-over entry (49' x 52' lrrr.) having rear yard of 5.3 feet instead of required 10 feet, height of 18.2 feet instead of permitted 14 feet, having gross floor area exceeding ground floor area of dwelling by 759 sq. feet and to leave driveway having rear yard of 2.1 feet instead of required 4 feet, Res. AA District, west side of Broadway Avenue (#1380), 467.81 feet north of Terry Boulevard, Holbrook, NY (0500-108.00-03.00-103.003)