

## Public Notice

**NOTICE IS HEREBY GIVEN** that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, August 31, 2021** 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: 08/20/2021  
Islip, New York

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

- 6:00 P.M. (538-21) THOMAS PERRONE** - to renew permit for two family, family use only, Res. A District, east side of Brooklyn Boulevard (#1465), 620 feet north of Chestnut Drive, Bay Shore, NY (0500-266.00-03.00-025.000)
- 6:00 P.M. (539-21) MARYANN LAROCCA and MARIELENA CAPIELLO** - to renew permit for two family, family use only, Res. A District, west side of Louis Kossuth Avenue (#1952), 496.4 feet south of Fourth Street, Ronkonkoma, NY (0500-126.00-01.00-022.001)
- 6:00 P.M. (540-21) RONALD F. BURKE** - to renew two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. A District, north side of Craig Road (#21), 255 feet west of Woods Road, Islip Terrace, NY (0500-275.00-03.00-121.000)
- 6:00 P.M. (541-21) HENRY GEOVANY AGUILAR and GLORIA V. AGUILAR** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, north side of W. Orange Street (#143), 275 feet east of Mayflower Avenue, Brentwood, NY (0500-228.00-04.00-023.000)
- 6:00 P.M. (542-21) THOMAS and MICHELLE GANDLEY** - permission to establish two family, family use only pursuant to Islip Town Code Section 68-419.1, Res. B District, east side of Brandy Avenue (#61), 108.3 feet south of Beach Street, Holbrook, NY (0500-066.00-02.00-018.013)
- 6:00 P.M. (543-21) MICHAEL and ALICIA P. ULBERG** - permission to leave driveway having side yard of 2.5 feet instead of required 4 feet, Res. A District, north side of Brook Street (#215), 390.63 feet east of Matthews Road, Oakdale, NY (0500-380.00-01.00-039.000)
- 6:00 P.M. (544-21) JAMES and DIANE SHERIDAN** - permission to establish two family, family use only pursuant to Islip Town Code Section 68-419.1, Res. B District, north side of Maple Street (#159), 93.79 feet west of Smith Avenue, Islip, NY (0500-396.00-03.00-031.003)

- 6:00 P.M. (545-21)** **TAYLOR COUPE** - permission to reconstruct dwelling and erect second story addition leaving side yard of 2.9 feet instead of required 14 feet, total side yards of 19.1 feet instead of required 28 feet, rear yard of 14 feet instead of required 25 feet, to erect roofed-over porch leaving side yard of 7.1 feet, all having floor area ratio of 26.03% instead of permitted 25%, Res. B District, east side of McCall Avenue (#514), 200 feet north of 5th Street, West Islip, NY (0500-457.00-03.00-005.000)
- 6:00 P.M. (546-21)** **CHRISTINE WEEKS and AARON FINKELSTEIN** - permission to erect one and two story additions resulting in floor area ratio of 28% instead of permitted 25%, Res. B District, northeast corner of Jefferson Avenue (#89) and McKinley Street, Islip Terrace, NY (0500-296.00-01.00-042.000)
- 6:00 P.M. (547-21)** **BRIAN H. and JULIE A. BILLELO** - permission to leave roofed-over porch (7' x 42.3') having front yard of 33.4 feet instead of required 40 feet, Res. A District, east side of Penny Street (#35), 150 feet south of Altmar Avenue, West Islip, NY (0500-311.00-02.00-104.000)
- 6:00 P.M. (548-21)** **FILEMON ALIAGA, FIORELLA VEGA and JAMIE VEGA** - permission to leave shed having second front yard of 19.5 feet instead of required 35 feet and pool deck having rear yard of 2.1 feet and side yard of 4.8 feet instead of required 10 feet each, Res. AA District, southeast corner of Poplar Street (#68) and Islip Avenue, Central Islip, NY (0500-250.00-01.00-001.000)
- 6:00 P.M. (549-21)** **GREGORY P. MILLAN and JERI-ANN L. RAMOS** - permission to leave deck with stairs having rear yard of 19.7 feet instead of required 25 feet and shed having side yard of 0.4 feet instead of required 2 feet, Res. B District, east side of 2nd Court (#19), 91.79 feet south of Victory Drive, Ronkonkoma, NY (0500-010.00-02.00-022.002)
- 6:00 P.M. (486-21)** **WELLINGTON J. CHICA** - permission to leave gazebo having 14.8 feet behind front line of dwelling instead of required 20 feet, pool patios on side and rear property line instead of required 6 feet each, rear yard landscaping of 17.58% instead of required 40% and to leave roofed-over second story deck resulting in floor area ratio of 26% instead of permitted 25%, Res. A District, west side of Mayflower Avenue (#478), 100 feet north of Peach Street, Brentwood, NY (0500-205.00-02.00-041.000)

**Adjourned from July 20, 2021 and August 10, 2021**

- 6:30 P.M. (431-21) CHARLES H. and ADELE SPENCER** - permission to erect one story addition leaving side yard of 11 feet instead of required 14 feet, to erect second story addition, two story addition, 2 one story additions and roofed-over veranda, all having total side yards of 25 feet instead of required 28 feet and floor area ratio of 30.9% instead of permitted 25% and to install driveway leaving front yard occupancy of 39% instead of permitted 35%, Res. A District, east side of Davison Lane E. (#51), 623.37 feet south of Magoun Road, West Islip, NY (0500-477.00-01.00-042.000)
- 6:30 P.M. (550-21) PATRICIA M. and FRANK CHIRCHIRILLO** - permission to erect second story addition (19.3' x 24.2' Irrg.) leaving front yard of 16.5 feet instead of required 25 feet, Res. B District, northeast corner of Weichers Avenue (#61) and Adolphi Place, Ronkonkoma, NY (0500-033.00-02.00-083.000)
- 6:30 P.M. (551-21) STEVEN P. HYLAND** - permission to install inground pool leaving rear yard of 8 feet instead of required 14 feet, Res. A District, north side of Bay 1st Street (#15), 296.74 feet west of St. Marks Avenue, Islip, NY (0500-397.00-02.00-060.000)
- 6:30 P.M. (552-21) DONALD SLATER and KRISTINE GERMOLAI** - permission to install inground pool leaving rear yard of 10 feet instead of required 14 feet, to leave driveway having side yard of 0.6 feet instead of required 4 feet, deck having side yard of 3.4 feet instead of required 4 feet and shed having side yard of 1.4 feet instead of required 2 feet, Res. A District, south side of Philip Street (#132), 700 feet west of Coates Avenue, Holbrook, NY (0500-128.00-02.00-001.000)
- 6:30 P.M. (553-21) MICHAEL F. BRUSH and VANESSA GILIBERTI** - permission to install inground pool leaving side and rear yards of 10 feet instead of required 14 feet each, Res. A District, northwest corner of Dale Drive (#110) and Mina Road, Oakdale, NY (0500-380.00-01.00-018.000)
- 6:30 P.M. (554-21) KRISTEN WOODS** - permission to erect second story addition (22.2' x 24.3') leaving front yard of 14.8 feet instead of required 25 feet and side yard of 12 feet instead of required 14 feet, Res. B District, north side of Eastview Road (#89), 819.3 feet east of Rosevale Avenue, Ronkonkoma, NY (0500-010.00-01.00-008.000)

- 6:30 P.M. (555-21) RHONDA FRIEDMAN** - permission to modify decking with outdoor shower leaving rear yard of 7.3 feet instead of required 15 feet, to erect accessory structure (14.3' x 23.4') leaving rear yard of 7.3 feet and side yard of 6.2 feet instead of required 10 feet each, occupying 19.23% of rear yard instead of permitted 12.5%, to erect attached shed leaving side yard of 8.1 feet instead of required 10 feet, total side yards of 20.6 feet instead of required 25 feet, to leave shed underneath dwelling having front yard of 25.9 feet instead of required 60 feet and to leave 2 air conditioning units, one unit not having side yard of 10 feet, both not having required front yard of 60 feet, Res. BAA District, west side of Ivy Avenue (#57), 363 feet south of Neptune Walk, Seaview, NY (0500-497.00-05.00-046.000)
- 6:30 P.M. (556-21) BENJAMIN and CHRISTINE TODD** - permission to erect two story dwelling utilizing Central Walk as primary front yard without presence of front door, to erect second story deck leaving side yard of 10 feet and first story deck leaving rear yard of 6.8 feet instead of required 15 feet each; resulting in floor area ratio of 39.97% instead of permitted 30%, to install hot tub leaving second front yard of 15 feet instead of required 20 feet, air condenser units not having front yard of 60 feet or side yard of 10 feet, to install sanitary systems above grade by more than 12 inches (bermed) leaving front yard of 8 feet and 10 feet instead of required 15 feet, Res. BAA District, northwest corner of Island Walk (#18) and Central Walk, Lonelyville, NY (0500-494.00-04.00-021.000)
- 7:00 P.M. (557-21) RONALD KING, JR.** - permission to erect two story dwelling on lot having width of 53 feet instead of required 75 feet throughout, Res. A District, east side of Fairview Avenue (#0), 273.05 feet south of Railroad Street, Bayport, NY (0500-334.00-04.00-006.000)
- 7:00 P.M. (558-21) SHAIKE P. BINDA** - permission to erect detached garage (30' x 50') not having 20 feet behind front line of dwelling, Res. AA District, south side of Lexington Avenue (#66), 382.86 feet east of Commercial Boulevard (through lot to Commercial Boulevard), Central Islip, NY (0500-053.00-03.00-059.003)
- 7:00 P.M. (559-21) CADMIUM HOLDING LLC** - permission to subdivide lot into three parcels; Lot 1 - to leave one story dwelling having side yard of 10.7 feet instead of required 14 feet, Lot 2 - to erect two story dwelling on lot having area of 9,099 sq. feet instead of required 11, 250 sq. feet, leaving floor area ratio of 29% instead of permitted 25%, and Lot 3 - to erect two story dwelling on lot having area of 9,900 sq. feet instead of required 11,250 sq. feet, leaving floor area ratio of 26.7% instead of permitted 25%, Res. A District, northwest corner of Ferndale Boulevard (#960) and Cocoanut Street, Central Islip, NY (0500-187.00-01.00-023.001)
- 7:00 P.M. (560-21) LESZEK and TERESA PEJSKI** - permission to leave driveway having front yard occupancy of 65% instead of permitted 35% and shed having side yard of 3.5 feet instead of required 4 feet, Res. A District, west side of Joselson Avenue (#1005), 583.31 feet south of Oakdale Street, Bay Shore, NY (0500-287.00-03.00-074.000)