

## Public Notice

**NOTICE IS HEREBY GIVEN** that the Board of Appeals of the Town of Islip will hold an in-person Public Meeting on **Tuesday, January 04, 2022** at Town Hall West, 401 Main Street, Islip, NY 11751. The meeting will also be streamed live over the Internet. Instructions on how to access the livestream are available on the Town's website, [www.islipny.gov](http://www.islipny.gov).

Please note that due to the Novel Coronavirus (COVID-19) Pandemic and recent Legislation signed by the Governor, the format of this meeting is subject to change and may be held electronically via Zoom Webinar. In the event the format of this meeting changes to being held electronically instead of in-person, instructions on how to access an online livestream will be made available on the Town's website - [www.islipny.gov](http://www.islipny.gov). Attendees should check the Town website for instructions and any updates prior to the date of the meeting.

Anyone interested in providing comments to the Zoning Board on an agenda item are encouraged to do so in writing and prior to the date of the meeting by providing written comment to the Islip Zoning Board of Appeals, 40 Nassau Avenue, Islip, NY 11751

**NOTICE IS FURTHER GIVEN** that any person who needs a sign language interpreter or has concerns regarding accessibility to the Zoning Board of Appeals Meeting, please call Constituent Services at (631) 224-5380.

Dated: 12/23/2021  
Islip, New York

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

**6:00 P.M. (001-22) DARLENE and GRAHAM HILL and NANCY TOMASIK, LIFE ESTATE** - to renew permit for two family, family use only, Res. A District, east side of Ocean Avenue (#1077), 425 feet south of East Oakdale Street, Bay Shore, NY (0500-287.00-02.00-013.000)

**6:00 P.M. (002-22) JERRY and AWILDA FERRARA** - to renew permit for two family, family use only, Res. AAA District, west side of Lincoln Boulevard (#104), 134.93 feet north of Bridge Road, Hauppauge, NY (0500-040.00-02.00-041.000)

**6:00 P.M. (668-19) JULIETA DUENAS** - to renew permit for two family, family use only, Res. B District, northeast corner of Lake Drive (#23) and Rosevale Avenue, Ronkonkoma, NY (0500-021.00-03.00-026.001)

**6:00 P.M. (003-22) MICHAEL ANDERSON** - permission to leave inground pool having side yard of 17.5 feet instead of required 18 feet, Res. AA District, east side of Lincoln Avenue (#505), 364.83 feet north of Greenbrier Lane, Sayville, NY (0500-281.00-04.00-006.002)

**6:00 P.M. (004-22) MICHAEL M. and KAREN M. SEALY** - permission to leave hot tub having side yard of 11 feet instead of required 14 feet, Res. A District, north side of Lincoln Avenue (#73), 350 feet east of Kunigunda Place, Islip Terrace, NY (0500-297.00-01.00-019.000)

- 6:00 P.M. (005-22)** **SANDRA ALOISI** - permission to leave second story deck having side yard of 17 feet instead of required 18 feet, shed having 6 feet behind front line of dwelling instead of the required 20 feet and driveway having side yard of 2.5 feet instead of required 4 feet and front yard occupancy of 44% instead of permitted 35%, Res. AA District, east side of Belmore Avenue (#815), 225 feet south of Amityville Street, Islip Terrace, NY (0500-231.00-01.00-038.000)
- 6:00 P.M. (006-22)** **MARVIS L. LOPEZ, BETY D. PINEDA and KENYA CAROLINA LOPEZ** - permission to leave roofed-over patio having 17 feet behind front line of dwelling instead of required 20 feet and second story deck leaving rear yard of 10 feet instead of required 25 feet, Res. A District, northwest corner of Grand Boulevard (#596) and Wurz Street, Brentwood, NY (0500-249.00-01.00-006.000)
- 6:00 P.M. (007-22)** **MICHAEL and MARIE CHIDICHIMO** - permission to leave shed having 11 feet behind front line of dwelling instead of required 20 feet, Res. A District, south side of Fisher Avenue (#60), 102.2 feet west of Charles Street, Islip Terrace, NY (0500-273.00-02.00-054.000)
- 6:30 P.M. (008-22)** **JOHN and ANGELIQUE WILLETT** - permission to erect second story addition (8.8' x 29.5') leaving side yard of 12.3 feet instead of required 14 feet, to leave shed having side yard of 1.5 feet instead of required 2 feet and AC unit not having 4 feet behind front line of dwelling, Res. B District, south side of West Cedar Street (#20), 545 feet west of Islip Avenue, Islip, NY (0500-295.00-03.00-003.000)
- 6:00 P.M. (009-22)** **JOSEPH A. and JOANN INCALCATERA** - permission to elevate two story dwelling leaving front yard of 21 feet instead of required 25 feet, side yard of 9.6 feet instead of required 10 feet, total side yards of 19.7 feet instead of required 25 feet, to erect two attached water heater sheds leaving side yard of 6.6 feet instead of required 10 feet, front yard of 38.1 feet instead of required 60 feet, to relocate shed leaving side yard of 2.7 feet and rear yard of 3.6 feet instead of required 10 feet each, to reconstruct decking leaving rear yard of 8.7 feet and side yards of 6 feet and 3.4 feet instead of required 15 feet each, to erect outdoor shower leaving side yard of 3.4 feet instead of required 15 feet, to raise decking leaving front yard of 14 feet instead of required 25 feet and side yards of 10.1 feet and 5.6 feet instead of required 15 feet each, to erect roof-over leaving front yard of 14 feet instead of required 25 feet and side yards of 10.1 feet and 9.6 feet instead of required 15 feet each, all having floor area ratio of 43.48% instead of permitted 30% and to leave 8 foot lattice fence instead of permitted 6 feet, Res. BAA District, west side of Broadway (#60), 120 feet north of Central Walk, Fair Harbor, NY (0500-493.00-02.00-017.000)
- 6:00 P.M. (010-22)** **28 CLOVERDALE DRIVE LLC** - permission to leave two story addition having second front yard of 24.3 feet instead of required 30 feet, Res. AA District, southeast corner of Cloverdale Drive (#28) and Sycamore Avenue, Oakdale, NY (0500-303.00-02.00-052.000)

- 6:00 P.M. (011-22) ELIZABETH A. ZANOLLI** - permission to erect second story addition (12' x 41') leaving side yard of 9 feet instead of required 14 feet and floor area ratio of 28.64% instead of permitted 25%, Res. B District, north side of Alban Drive (#5), 175 feet west of Johnson Avenue, Sayville, NY (0500-281.00-01.00-019.000)
- 6:00 P.M. (012-22) JOSEPH A. and ANNA LYNN ALOIA** - permission to leave one story addition (8.5' x 17.1') resulting in floor area ratio of 33.8% instead of permitted 25%, to install inground pool leaving rear yard of 7 feet instead of required 10 feet and to leave patio on side property line not having required setback of 4 feet, Res. B District, east side of Potter Boulevard (#1463), 500 feet north of Chestnut Drive, Bay Shore, NY (0500-266.00-02.00-002.000)
- 6:00 P.M. (013-22) UNIQUE HOLDINGS OF OAKDALE, LLC and DANIEL McGUIRE** - permission to erect addition (27.2' x 4.5') leaving second front yard of 25.2 feet and to erect addition to garage (23.7' x 14') leaving second front yard of 20.2 feet instead of required 30 feet each, Res. AA District, northwest corner of Union Street (#891) and Walnut Avenue, Bohemia, NY (0500-190.00-03.00-036.000)
- 6:30 P.M. (014-22) HAROLD E. and BARBARA A. CHAPMAN** - permission to leave entry platform having front yard of 22 feet instead of required 40 feet and second story deck having side yard of 12.2 feet instead of required 14 feet, Res. A District, east side of 3rd Avenue (#31), 163.05 feet south of Union Boulevard, East Islip, NY (0500-346.00-03.00-028.000)
- 6:30 P.M. (015-22) NICHOLAS BAIONE** - permission to to establish accessory apartment pursuant to Islip Town Code Section 68-602, to leave additions to dwelling resulting in floor area ratio of 28% instead of permitted 25%, to leave semi-inground pool having rear yard of 7.5 feet instead of required 14 feet to leave shed having side yard of 1.5 feet and rear yard of 1 foot and patio having side yard of 3 feet instead of required 4 feet each and to leave driveway having front yard occupancy of 36% instead of permitted 35%, Res. A District, south side of Tracy Lane (#72), 279.39 feet west of Keswick Drive, East Islip, NY (0500-400.00-05.00-054.000)
- 6:30 P.M. (016-22) HEM DEVELOPMENT II CORP.** - permission to erect two story addition and second story addition leaving front yard of 35 feet instead of required 40 feet and side yard of 9.6 feet instead of required 14 feet, to erect roofed-over entry platform leaving front yard of 30.1 feet instead of required 40 feet and to leave addition to detached garage having side yard of 3.8 feet instead of required 10 feet, Res. A District, south side of Third Avenue (#47), 1,400 feet east of Carleton Avenue, Central Islip, NY (0500-121.00-01.00-046.000)
- 6:30 P.M. (017-22) ADAM and ELISA CANDREVA** - permission to erect second story addition (20.3' x 39.9') leaving rear yard of 13.8 feet instead of required 25 feet, Res. A District, northwest corner of Beatrice Avenue (#2) and Norma Avenue, West Islip, NY (0500-363.00-02.00-046.000)

- 6:30 P.M. (018-22)** **JAMES and KIMBERLY MEYER** - permission to erect one story addition (8' x 16.2) leaving front yard of 33.3 feet instead of required 40 feet, Res. A District, east side of Fremont Road (#17), 68.36 feet south of Hilary Street, West Sayville, NY (0500-381.00-01.00-012.000)
- 6:30 P.M. (019-22)** **JOHN S. CICCARIELLO and ASHLEY M. FRANK** - permission to leave detached garage (26.1' x 28.1') with attached roof-over (14.5' x 16') having side yard of 5 feet and rear yard of 4.2 feet instead of required 10 feet each with gross floor area exceeding ground floor area of dwelling, Res. B District, west side of Pease Lane (#550), 200.25 feet north of Merritt Street, West Islip, NY (0500-468.00-03.00-097.000)
- 6:30 P.M. (020-22)** **GEORGE PRAG** - permission to leave accessory structure (currently second dwelling) having side yard of 3.7 feet instead of required 10 feet and front yard of 40 feet instead of arterial highway setback of 60 feet, entrance platform having front yard 37 feet, inground pool having front yard of 14.9 feet, pergola on deck having front yard of 40 feet instead of arterial highway setback of 60 feet each and to leave fence having front yard of 3.3 feet instead of required 10 feet, Res. B District, northeast corner of Ocean Avenue (#2723) and Express Drive North, Ronkonkoma, NY (0500-047.00-01.00-071.000)
- 7:00 P.M. (021-22)** **DENNIS J. DeVIVO** - permission to erect two story addition (20' x 25.5') leaving rear yard of 25.9 feet instead of required 35 feet, GST District, southeast corner of Union Boulevard (#718) and Pat Drive, West slip, NY (0500-437.00-02.00-107.000)
- 7:00 P.M. (022-22)** **DERICK SINGH and GLENNA HARRINGTON-SINGH** - permission to erect detached garage (20' x 30') leaving 9.08 feet behind front line of dwelling instead of required 20 feet, Res. AA District, north side of Brooktree Court (#19), 522.75 feet west of Locust Avenue, Bohemia, NY (0500-255.00-02.00-005.008)