

## 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 11, 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: 12/31/2021  
Islip, New York

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

- 6:00 P.M. (030-22) KATHLEEN M. ONTIVEROS, TRUSTEE, JEAN SPICKER PROTECTION TRUST** - to renew permit for two family, family use only, Res. B District, west side of North Cedar Avenue (#2758), 400 feet south of Michigan Street, Ronkonkoma, NY (0500-048.00-01.00-022.000)
- 6:00 P.M. (031-22) MARINA CONTRERAS** - to renew permit for two-family, family use only, Res. AA District, east side of Heckscher Avenue (#1833), 630 feet north of Prospect Place, Bay Shore, NY (0500-181.00-02.00-044.000)
- 6:00 P.M. (032-22) TIBURCIO AND WENDY FLORES** - to renew permit for two family, family use only, Res. AA District, north side of Bushwick Avenue (#29) 300 feet west of Fulton Street, Brentwood, NY (0500-075.00-02.00-071.000)
- 6:00 P.M. (033-22) JOSEPH and MELISSA SENATORE** - permission to leave pool patio having side yard of 4 feet instead of required 6 feet and driveway having side yard of 3 feet instead of required 4 feet, Res. B District, west side of Overton Avenue (#26), 285.90 feet north of Overton Street, Sayville, NY (0500-356.00-03.00-058.000)
- 6:00 P.M. (034-22) JAMES and ALANA DeSAUTELS** - permission to leave inground pool having side yard of 13.4 feet and rear yard of 13.5 feet instead of required 14 feet each, Res. A District, south side of Timberpoint Road (#266), 593.9 feet east of Country Village Lane, East Islip, NY (0500-426.00-03.00-070.000)

- 6:00 P.M. (035-22)** **MARIA L. MEJIA** - permission to use dwelling for two-family, family use only, pursuant to Islip Town Code Section 68-419.1, to leave second story deck having rear yard of 22.5 feet instead of required 25 feet, driveway leaving side yard of 2 feet instead of required 4 feet and 6-foot fence on property line not having required setback of 10 feet, Res. A District, northwest corner of Vanderbilt Avenue (#321) and Caleb's Path, Brentwood, NY (0500-076.00-03.00-044.000)
- 6:00 P.M. (036-22)** **ANGEL R. CHUQUILIN and PEGGY DAVILA, TERESA RIVERA and RICHARD A. CHUQUILIN-DAVILA** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1 and leave shed having rear yard of 0.7 feet instead of required 2 feet, Res. B District, west side of Ferndale Boulevard (#1316), 100 feet north of Palmetto Street, Central Islip, NY (0500-140.00-03.00-085.001)
- 6:00 P.M. (037-22)** **LUZ E. ROMERO** - permission to erect second story addition leaving front yard of 38.7 feet instead of required 40 feet and portico leaving front yard of 35.7 feet instead of required 40 feet, Res. A District, south side of Doolittle Street (#56), 225 feet west of Nimitz Avenue, Brentwood, NY (0500-135.00-03.00-063.000)
- 6:00 P.M. (038-22)** **ELLEN BAER** - permission to leave inground pool having front yard of 22.5 feet instead of required 27 feet and pond having front yard of 8.5 feet instead of required 27 feet, Res. A District, southeast corner of Dixie Lane (#26) and Secatogue Lane, East Islip, NY (0500-373.00-01.00-054.000)
- 6:00 P.M. (039-22)** **DAVID and MARIANNE COGLIANO** - permission to leave inground pool having side yard of 15.5 feet instead of required 18 feet, Res. AA District, east side of Woodhollow Road (#78), 179 feet north of Church Road, Great River, NY (0500-401.00-03.00-016.000)
- 6:00 P.M. (040-22)** **PATRICK and CHERYL LaBELLA** - permission to install inground pool leaving rear yard of 12 feet and side yard of 10 feet instead of required 14 feet each, Res. A District, east side of Munson Lane (#45), 281.14 feet north of Avon Place, West Sayville, NY (0500-380.00-03.00-123.000)
- 6:00 P.M. (041-22)** **STEPHEN YOUNG** - permission leave shed having 10 feet behind front line of dwelling instead of required 20 feet, Res. A District, southeast corner of Johnson Avenue (#418) and Forest Drive, Ronkonkoma, NY (0500-083.00-02.00-020.001)

- 6:00 P.M. (042-22) MICHAEL and ANNA RONAN** - permission to leave driveway on side property line not having required setback of 4 feet, pool patio having side yard of 5.3 feet instead of required 6 feet and shed having rear yard of 0.6 feet instead of required 2 feet, Res. A District, east side of Malts Avenue (#41), 300 feet north of Celia Street, West Islip, NY (0500-415.00-02.00-063.000)
- 6:00 P.M. (043-22) HERMILDO BONILLA YANES and MARIA LOZANO** - permission to leave roof over patio resulting in floor area ratio of 29.5% instead of permitted 25%, Res. B District, east side of Tree Avenue (#131), 75 feet south of Sassafras Street, Central Islip, NY (0500-140.00-02.00-028.000)
- 6:30 P.M. (734-21) MATTHEW and DANA TROTTA** - permission to leave chicken coop having side yard of 8 feet and rear yard of 2.6 feet instead of required 10 feet each and shed having rear yard of 1.7 feet instead of required 2 feet, Res. A District, south side of Roland Place (24), 190.17 feet east of St. Louis Avenue, Bay Shore, NY (0500-269.00-04.00-005.000)
- 6:30 P.M. (044-22) ROBERT and JACQUELINE SICHENZIA** - permission to erect accessory structure leaving front yard (through lot) of 10 feet instead of required 15 feet and to leave pool patio having side yard of 1.4 feet instead of required 6 feet, Res. B District, west side of Sunrise Avenue (#120), 120 feet north of Langguth Street, Sayville, NY (0500-331.00-03.00-009.000)
- 6:30 P.M. (045-22) LUIS N. PACHECO and IRMA A. UMANA** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. AA District, north side of Raplh Avenue (#491), 331 feet east of Joshua's Path, Central Islip, NY (0500-097.00-01.00-014.000)
- 6:30 P.M. (046-22) DALE and SUSAN DILEO** - permission to erect detached garage (22' x 22.5') with attached roofed-over patio (14' x 22.5') leaving rear and side yards of 4 feet instead of required 10 feet each, Res. A District, east side of Southside Avenue (#826), 502 feet south of Rockaway Street, West Islip, NY (0500-363.00-01.00-028.000)
- 6:30 P.M. (047-22) BROTHERS DUO 3 LLC** - permission to install ground sign having sign area of 46.5 sq. feet instead of permitted 16 sq. feet and height of 10 feet instead of permitted 8 feet, PDD District, northwest corner of Carleton Avenue and DPW Drive, Central Islip, NY (0500-207.00-01.00-004.020)

**Adjourned from December 7, 2021**

- 6:30 P.M. (814-21) CHRISTOPHER SAITTA** - permission to erect roofed-over patio (16.8' x 17.8') leaving rear yard of 7.75 feet instead of required 25 feet and floor area ratio of 25.5% instead of permitted 25%, Res. A District, east side of Cutter Court (#34), 459.72 feet west of Viking Drive, West Islip, NY (0500-484.00-01.00-018.000)

**6:30 P.M. (048-22) CARLOS A. MIRANDA** - permission to erect two story addition leaving front yard of 22 feet instead of required 25 feet and to leave roofed-over patio having side yard of 2.4 feet instead of required 14 feet, all having floor area ratio of 37.2% instead of permitted 25%, Res. B District, north side of Van Buren Street (#17), 175 feet east of Lincoln Avenue, Brentwood, NY (0500-035.00-03.00-032.000)

**Adjourned from December 7, 2021**

**6:30 P.M. (817-21) WILMER ATIENCIA and GLORIA CAMPOVERDE** - permission to reconstruct and expand two family dwelling on lot having width of 50 feet instead of required 100 feet, lot area of 9,990 sq. feet instead of required 15,000 sq. feet, leaving front yard of 23.8 feet instead of required 25 feet, resulting in floor area ratio of 28.6% instead of required 25%, GST District, east side of Carleton Avenue (#45), 76 feet north of Fisher Avenue, Islip Terrace, NY (0500-273.00-02.00-008.000)