

## 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 10, 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: 07/30/2021  
Islip, New York

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

- 6:00 P.M. (475-21)**     **ANTHONY R. and ELIZABETH CAROTENUTO and LUCILLE LOMBARDO** - to renew permit for two family, family use only, Res. B District, north side of Carnation Road (#331), 200 feet east of Paumanake Road, West Islip, NY (0500-435.00-02.00-081.000)
- 6:00 P.M. (476-21)**     **MAURICE KENNEDY** - to renew permit for two family, family use only, Res. B District, southeast corner of Cottage Avenue (#3) and South Bay Avenue, Bay Shore, NY (0500-441.00-02.00-046.000)
- 6:00 P.M. (477-21)**     **GRACE APICELLA CASTRONOVO** - to renew permit for two family, family use only, Res. CAA District, north side of Terry Boulevard (#455), 619.97 feet west of Broadway Avenue, Holbrook, NY (0500-108.00-04.00-003.000)
- 6:00 P.M. (478-21)**     **LINDON HOCH** - permission to leave shed having side yard of 1.4 feet instead of required 2 feet, Res. AA District, south side of Castle Lane (#14), 339 feet west of Aberdeen Road, Bay Shore, NY (0500-458.00-01.00-028.000)
- 6:00 P.M. (479-21)**     **GINA and DAVID HURST, JR.** - permission to leave driveway having side yard of 0.5 feet instead of required 4 feet, Res. CAA District, north side of Parr Drive (#17), 277.5 feet east of Rosevale Avenue, Ronkonkoma, NY (0500-010.00-02.00-048.000)
- 6:00 P.M. (480-21)**     **GERALD G. SHANAHAN** - permission to erect roofed-over porch leaving front yard of 29.6 feet instead of required 40 feet, Res. AA District, south side of Evergreen Avenue (#14), 644.24 feet east of Eastern Avenue, Brentwood, NY (0500-117.00-03.00-006.000)
- 6:00 P.M. (481-21)**     **EMILY KATHLEEN KRAFT** - permission to leave semi-inground pool having side yard of 13.4 feet instead of required 14 feet and driveway having side yard of 0.1 feet instead of required 4 feet, Res. A District, west side of Overlook Drive (#50), 620 feet north of Argyle Drive, East Islip, NY (0500-374.00-03.00-087.000)
- 6:00 P.M. (011-21)**     **KEVIN O'CONNELL** - permission to leave detached garage (24' x 24') having rear yard of 5.1 feet and side yard of 5.7 feet instead of required 10 feet each, Res. B District, east side of Seville Boulevard (#4), 750 feet south of McNeill Street, Sayville, NY (0500-331.00-04.00-029.000)

- 6:00 P.M. (482-21)** **2 DATE ST LLC** - permission to leave portico having front yard of 14.5 feet instead of required 25 feet and roofed-over cellar entrance having rear yard of 17 feet instead of required 25 feet, Res. B District, southeast corner of Date Street (#2) and Bark Avenue, Central Islip, NY (0500-164.00-02.00-003.006)
- 6:00 P.M. (483-21)** **JAMES H. and KIMBERLY A. SHAW** - permission to leave pool deck having side yard of 8.5 feet instead of required 10 feet and patio on side property line not having required setback of 4 feet, Res. B District, north side of Foxglove Road (#71), 113.2 feet west of Dogwood Road, West Islip, NY (0500-454.00-01.00-051.000)
- 6:00 P.M. (484-21)** **MARIELBA VELAZQUEZ and ANA VELAZQUEZ** - permission to leave driveway having front yard occupancy of 42.4% instead of permitted 35%, Res. B District, northwest corner of St. Peters Drive (#90) and Crooked Hill Road, Brentwood, NY (0500-114.00-01.00-054.000)
- 6:00 P.M. (485-21)** **JASON and PAMELA SCHIFTER** - permission to leave pool deck having rear yard of 14.2 feet instead of required 25 feet and to leave deck having side yard of 1.5 feet instead of required 4 feet, Res. B District, east side of Chicago Court (#15), 282 feet northeast of Chicago Avenue, Bay Shore, NY (0500-318.00-01.00-035.003)
- 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)
- 6:30 P.M. (487-21)** **CHARLES HARKLESS and AILEEN HEFFERREN** - permission to elevate dwelling and decking leaving front yard of 24.58 feet instead of required 25 feet, deck leaving side yards of 6.3 feet and 6.6 feet and rear yard of 17.25 feet instead of required 15 feet each, front yard of 20.58 feet instead of required 25 feet, to erect 5 foot wide entrance decking with stairs on front property line and side yard of 12 feet instead of required 15 feet each; resulting in floor area ratio of 58.4% instead of permitted 30%, Res. AAAB District, west side of Monte Cristo Walk (#54), 120 feet south of Midway Walk, Atlantique, NY (0500-495.00-01.00-032.000)

**6:30 P.M. (488-21) DANIEL LANZILLOTTI** - permission to expand nonconforming use by less than 25% by leaving second story addition (15.9' x 16') and to leave driveway on side property lines not having required setback of 4 feet and having front yard occupancy of 100% instead of permitted 35%, Ind 1 District, east side of North Clinton Avenue (#89), 109.39 feet south of Ackerson Street, Bay Shore, NY (0500-366.00-02.00-024.000)

**Adjourned from July 20, 2021**

**6:30 P.M. (431-21) CHARLES H. and ADELE SPENCER** - permission to erect one story addition (9.7' x 28.3') leaving side yard of 8 feet instead of required 14 feet, to erect second story addition, two story addition, one story addition and roofed-over porch all having floor area ratio of 32% 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. (489-21) MICHAEL and SUMALEE SIEGMUND** - permission to install pool patio leaving side yards of 4 feet instead of required 6 feet each and rear yard landscaping of 30% instead of required 40%, Res. AA District, east side of New Street (#1), 186.1 feet north of River Road, Great River, NY (0500-450.00-02.00-007.000)

**Adjourned from July 27, 2021**

**6:30 P.M. (458-21) JOHN and MIRIAM DOREMUS** - permission to erect one story addition (17.7' x 28.1' lrrg.) leaving front yard of 18.6 feet instead of required 25 feet and floor area ratio of 39.4% instead of permitted 30%, Res. BAA District, southwest corner of Sloop Walk (#11) and Club Walk, Summer Club Condo, NY (0500-496.00-02.00-008.069)

**6:30 P.M. (490-21) JOHN SCOTTALINE and LAUREN BERNAT SCOTTALINE** - permission to erect second story addition (12.7' x 27.6') leaving side yard of 9.6 feet instead of required 14 feet and front yard of 22.9 feet instead of required 25 feet and to erect roofed-over entrance leaving front yard of 19.4 feet instead of permitted encroachment setback of 20 feet, Res. B District, south side of Elaine Drive (#18), 375 feet west of Johnson Avenue, Sayville, NY (0500-306.00-01.00-013.000)

**7:00 P.M. (491-21) NERLANDE TARDIEU** - permission to erect two story dwelling on lot having lot width of 60 feet instead of required 75 feet, Res. B District, east side of Sunset Road (#0), 260 feet north Cooper Lane, Bay Shore, NY (0500-418.00-01.00-052.000)

- 7:00 P.M. (492-21)** **VINCENT ARBUCCI** - permission to erect detached garage (25' x 25') leaving front yard (through lot) of 21.8 feet instead of required 50 feet, side yard of 5 feet instead of required 10 feet and height of 16 feet instead of permitted 14 feet, Res. AA District, south side of Woodlawn Avenue (#22), 362.35 feet east of Connetquot Avenue (through lot to Mansion Avenue), Oakdale, NY (0500-324.00-04.00-008.000)
- 7:00 P.M. (493-21)** **CADMIUM HOLDINGS LLC** - permission to erect two story dwelling on lot having width of 61.63 feet instead of required 100 feet, and lot area of 15,957 sq. feet instead of required 20,000 sq. feet, Res. AA District, north side of Lexington Avenue (#1A), 1,571.3 feet west of Fulton Street, Brentwood, NY (0500-075.00-01.00-059.002)
- 7:00 P.M. (494-21)** **HEM DEVELOPMENT II CORP.** - permission to erect two story dwelling on lot having lot width of 63.55 feet instead of required 100 feet throughout, lot area of 13,097.72 sq. feet instead of required 20,000 sq. feet, leaving side yards of 14.5 feet and 16 feet, four egress windows leaving side yards of 13 feet and 12 feet, and cellar entrance leaving side yard of 14.1 feet instead of required 18 feet each, and total side yards of 25 feet instead of required 36 feet, Res. AA District, north side of Lexington Avenue (#1), 1,500 feet west of Fulton Street, Brentwood, NY (0500-075.00-01.00-059.001)
- 7:00 P.M. (495-21)** **CENTRAL AVE CORNER LOT DEVELOPMENT LLC** - permission to erect one story industrial building with mezzanine on lot having widths of 94.04 feet and 97.65 feet instead of required 100 feet throughout, leaving side yards of 5.15 feet instead of required 10 feet, front yard of 45.5 feet instead of required 50 feet, to install 8 foot fence instead of permitted 6 feet, to install 6 foot fence leaving front yard of 1.25 feet instead of required 15 feet and second front yard of 4 feet instead of required 10 feet, 6 foot fence within driveway sight distance triangle instead of permitted 3 feet, and to install retaining wall (18" ht.) leaving side yard of 2 feet and front yard of 3 feet instead of required 4 feet each, Ind 1 District, northwest corner of Central Avenue (#3) and Joshua's Path, Hauppauge, NY (0500-039.00-02.00-005.000)