

## Public Notice

**NOTICE IS HEREBY GIVEN** that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, June 07, 2022** 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: 05/27/2022  
Islip, New York

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

- 6:00 P.M. (398-22) KENNETH JR. and MEREDITH SCHWAMB** - permission to leave shed with roof-over having rear yard of 0.8 feet instead of required 2 feet, Res. AAA District, east side of Smith Avenue (#430), 134.62 feet north of Cedar Avenue Extension, Islip, NY (0500-444.00-02.00-020.000)
- 6:00 P.M. (399-22) ROBERT and CAMELLA JELARDI** - permission to leave inground pool having side yard 12.3 feet instead of required 14 feet and to leave shed having side yard of 0.3 feet and rear yard of 1.5 feet instead of required 2 feet each, Res. A District, west side of Cassel Avenue (#1036), 893.98 feet north of Orinoco Drive, Bay Shore, NY (0500-415.00-03.00-009.000)
- 6:00 P.M. (400-22) BRIAN and LISA MAUNE** - permission to leave pool patio having side yard of 4.5 feet instead of required 6 feet and to leave deck (6' high) having rear yard of 21 feet instead of required 25 feet, Res. A District, south side of Keswick Drive (#140), 103 feet east of Country Village Lane, East Islip, NY (0500-400.00-05.00-017.000)
- 6:00 P.M. (401-22) GREGORIO and JUANA CORTES** - permission to leave roofed-over deck resulting in floor area ratio of 29.7% instead of permitted 25% and shed having side yard of 1.8 feet instead of 2 feet, Res. B District, north side of Barleau Street (#365), 500 feet east of Madison Avenue, Brentwood, NY (0500-094.00-03.00-069.000)
- 6:00 P.M. (402-22) SANTIAGO and AMANDA GARZON** - permission to leave shed on rear property line not having required setback of 2 feet and driveway on side property line not having required setback of 4 feet, Res. AA District, west side of Atlantic Place (#134), 193.39 feet north of Lori Way, Hauppauge, NY (0500-025.00-01.00-044.000)
- 6:00 P.M. (403-22) GARY AND LAURA MINUTOLO** - permission to erect detached garage having door height of 9 feet instead of required 8 feet and to leave shed having rear yard of 3.3 feet instead of required 4 feet, Res. AAA District, south side of Woodland Drive (#172), 682.26 feet west of Country View Lane, East Islip, NY (0500-447.00-01.00-001.000)
- 6:00 P.M. (404-22) ROBERT C. AVITABILE and LAURA R. CHILLEMI** - permission to erect one story addition (20' x 20') leaving side yard of 11.7 feet instead of required 14 feet, Res. B (278) District, south side Greenbelt Parkway West (#775), 371.71 feet west of Shadow Grove Lane, Holbrook, NY (0500-177.00-06.00-071.000)

- 6:00 P.M. (405-22) JUSTIN and JENNIFER VOGT** - permission to install cellar entrance leaving side yard of 18 feet instead of required 25 feet, Res. AAA District (278), east side of Crestview Court (#15), 400.27 feet south of Middle Road, Bayport, NY (0500-384.00-04.00-024.005)
- 6:00 P.M. (406-22) GLENN and ERIKA FINLAY** - permission to erect portico leaving front yard of 41 feet instead of required 50 feet, two story porch leaving rear yard of 34 feet instead of required 40 feet and to leave pond with water feature in front yard instead of required rear yard, Res. AAA District, west side of Saint Mark's Lane (#160), 131.71 feet south of Maple Street, Islip, NY (0500-423.00-01.00-012.001)
- 6:00 P.M. (407-22) ROBERT and MARION DEMOTT** - permission to leave barn having side yard of 3.9 feet and paddock on side property line not having required setback of 10 feet each, Res. AA District, north side of Babylon Street (#335), 500 feet west of Montauk Avenue, Islip Terrace, NY (0500-189.00-01.00-062.000)
- 6:00 P.M. (408-22) ALANNA CASTILLO** - permission to leave addition to detached garage (16' x 27') having side yard of 0.5 feet instead of required 4 feet, Res. AA District, north side of Johnson Avenue (#875), 72.34 feet west of Ocean Avenue, Ronkonkoma, NY (0500-062.00-03.00-017.000)
- 6:00 P.M. (409-22) MATTHEW DELFAUS** - permission to leave second story deck (6.1' high) and attached ramp having side yard of 5 feet instead of required 14 feet and to establish two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. A District, north side of Doncaster Avenue (#76), 709.96 feet west of Harvest Lane, West Islip, NY (0500-336.00-02.00-062.000)
- 6:00 P.M. (410-22) LILIAN MONTUFAR, ELCIDIS MONTUFAR and JOSE O. RIVAS** - permission to leave roofed-over porch having front yard of 32 feet instead of required 40 feet, to leave addition to detached garage having side yard of 1 foot instead of required 10 feet, to leave shed having rear yard of 0.6 feet instead of required 2 feet and to leave two attached sheds having side yard of 0.8 feet instead of required 2 feet and not having required 4 feet behind front yard of dwelling, Res. A District, north side of Leahy Avenue (#31), 423.74 feet east of Crooked Hill Road, Brentwood, NY (0500-114.00-02.00-014.000)
- 6:00 P.M. (411-22) KEITH AND SYLVIA KACHALA** - permission to elevate dwelling and deck and to erect roofed-over porch leaving front yard of 48.1 feet instead of required 50 feet, second front yard of 26.7 feet instead of required 50 feet and rear yard of 37.3 feet instead of required 40 feet and to leave 6 foot fence on front property line not having required setback of 15 feet, Res. AAA District, northwest corner of South Penataquit Avenue (#106) and South Street, Bay Shore, NY (0500-420.00-03.00-011.000)

**6:30 P.M. (412-22) JAMES DiGIOVANNA** - permission to erect two story addition leaving rear yard of 23.3 feet instead of required 25 feet, second story addition leaving front yard of 37.5 feet instead of required 40 feet, leaving floor area ratio of 29.97% instead of permitted 25%, to leave shed having side yard of 0.2 feet instead of required 2 feet and to leave driveway on side property line not having required 4 feet, Res. A District, west side of Hollywood Drive (#130), 617.66 feet south of Middlesex Avenue, Oakdale, NY (0500-376.00-03.00-018.000)

**6:30 P.M. (413-22) MICHAEL and JACLYN CARLO** - permission to erect two story and second story additions leaving side yard of 10.2 feet instead of required 14 feet, total yards of 26.7 feet instead of required 28 feet and floor area ratio of 26.9% instead of permitted 25% and to expand driveway leaving side yard of 2 feet instead of required 4 feet, Res. A District, west side of Davison Lane West (#16), approximately 456.08 feet north of terminus of Davison Lane West, West Islip, NY (0500-476.00-03.00-068.000)

**6:30 P.M. (414-22) MARC A. and KRISTEN L. DWORKIN** - permission to install inground pool with spa leaving second front yards of 12 feet and 8.2 feet instead of required 27 feet each, Res. AA District, northeast corner of Shinnecock Lane (#33) and Timber Point Road, East Islip, NY (0500-399.00-03.00-029.000)

**Adjourned from May 24, 2022**

**6:30 P.M. (371-22) RICARDO LOPEZ and JENNIFER SALVATORE** - permission to erect one story addition and second story addition (39' x 27.6') leaving side yard of 10.84 feet instead of required 14 feet, total side yards of 27.1 feet instead of required 28 feet, front yard of 24.34 feet instead of required 25 feet, height of 30 feet instead of permitted 28 feet, resulting in floor area ratio of 32% instead of permitted 25%, Res. B District, south side of Edmore Lane (#107), approximately 400 feet west of Keith Lane, West Islip, NY (0500-468.00-03.00-003.000)

**6:30 P.M. (415-22) MICHAEL LUVIN and JULIE HUH** - permission to elevate dwelling and roofed-over porch on lot having area of 5,994 instead of required 6,000 sq. feet, leaving front yard of 15.91 feet instead of required 25 feet, to erect one story addition leaving rear yard of 21.3 feet instead of required 25 feet leaving lowest floor elevation of 18 feet instead of permitted 17 feet and to install outdoor shower leaving side yard of 10.3 feet instead of required 15 feet, all having floor area ratio of 42.02% instead of permitted 30%, Res. BAA District, west side of Gull Walk (#68), 70 feet north of South Walk, Dunewood, NY (0500-494.00-01.00-054.000)

**6:30 P.M. (416-22) PAULA PANAGAKOS-HALLAL, EVAN P. HALLAL and EDWARD J. HALLAL JR.** - permission to exceed compensating excavation provision 68-442A(3)(c) by proposing 555 cubic yards of surplus fill into floodplain, Res. AAA (278) District, north side of Overlea Court, 320.12 feet east of S. Saxon Avenue, Bay Shore, NY (0500-421.00-03.00-789.807)

- 6:30 P.M. (417-22) JOSEPH D. SCALISI and DELWING M. MACMASTER with LIFE ESTATE for JOSEPH and MARYCAROL SCALISI** - permission to erect second story addition (2' x 12.9', 22.5' x 40.3') and roof-over porch leaving side yard of 4.73 feet instead of required 14 feet, second front yard of 14.9 feet instead of required 15 feet and floor area ratio of 30.54% instead of permitted 25%, Res. B District, northwest corner of Lombardy Boulevard (#1422) and Oswego Drive, Bay Shore, NY (0500-289.00-02.00-077.000)
- 6:30 P.M. (418-22) BRIAN GATES and KIM DEPETRO GATES** - permission to erect one story addition leaving floor area ratio of 30.78% instead of permitted 25%, to leave inground pool having rear yard of 9.9 feet instead of required 10 feet, to leave pool patio having side yard of 5.2 feet and rear yard of 5 feet instead of required 6 feet each and to leave shed having rear yard of 0.7 feet instead of required 2 feet, Res. B District, west side of Handsome Avenue (#292), 64.38 feet north of Nancy Drive, Sayville, NY (0500-430.00-08.00-020.000)
- 6:30 P.M. (419-22) TAYLOR COUPE** - permission to erect two story dwelling on lot having width of 40 feet instead of required 75 feet, lot area of 4,280 sq. feet instead of required 7,500 sq. feet, leaving side yards of 12 feet instead of required 14 feet each and total side yards of 24 feet instead of required 28 feet, 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)
- 7:00 P.M. (420-22) ABIGAIL MAGO** - permission to erect decking leaving side yard of 8.6 feet and decking with shower leaving rear yard of 2.6 feet instead of required 15 feet each, to erect roofed-over porch leaving side yard of 8.6 feet instead of required 10 feet, to leave accessory structure having rear yard of 2.6 feet instead of required 10 feet and second front yard of 19.3 feet instead of required 20 feet, all having floor area ratio of 39.93% instead of permitted 30%, Res. BAA District, southeast corner of Bay View Walk (#12) and Atlantic Avenue, Seaview, NY (0500-497.00-01.00-023.000)

**Adjourned from May 10, 2022**

- 7:00 P.M. (335-22) DANIEL and SAMANTHA GILLEN** - permission to erect second story addition (34.1' x 60' lrrg.) leaving side yard of 6.5 feet instead of required 18 feet, total side yards of 22.9 feet instead of required 36 feet, front yard of 39.77 feet instead of required 40 feet and floor area ratio of 32.38% instead of permitted 25%, Res. AA District, north side of Eastover Road (#13), 445 feet east of Lakeland Avenue, Sayville, NY (0500-280.00-03.00-008.000)
- 7:00 P.M. (421-22) SAGRESTANO MEYER INC.** - permission to erect senior citizen apartment houses on lot having width of 149.8 feet instead of required 200 feet throughout, leaving front yards of 40 feet instead of required 75 feet, side and rear yards of 25 feet instead of required 50 feet, Res. C District, southwest corner of Hawthorne Avenue and Champlin Avenue, East Islip, NY (0500-347.00-01.00-064.001, 64.002, 69.004, 86, 87)

**7:00 P.M. (422-22)** **J. NAZZARO PARTNERSHIP, L.P.** - permission to erect commercial building leaving side yard of 10 feet instead of the required side yard transition setback of 50 feet, to install exterior lighting leaving light trespass of 0.2 footcandles into right-of-way instead of permitted 0.05 footcandles, to exceed compensating excavation provision 68-442A(3)(c) by proposing 178.8 cubic yards of surplus fill into floodplain, Bus 1 District, southwest corner of Degnon Boulevard (#500) and Montauk Highway, Islip, NY (0500-369.00-03.00-049.005)