

## Public Notice

**NOTICE IS HEREBY GIVEN** that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, March 28, 2023** at Town Hall West, 401 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: 03/17/2023  
Islip, New York

**Donald A. Rettaliata, Jr. Chairman**  
Zoning Board of Appeals

- 6:00 P.M. (214-23)** **111 REALTY CORP.** - permission to erect gasoline service station on lot having area of 27,473 sq. feet (effective lot area of 26,754 sq. feet) instead of required 40,000 sq. feet, not having lot width of 100 feet throughout, canopy with fuel dispensers leaving front yards of 25 feet and 29 feet instead of required 35 feet each, convenience store leaving rear yard of 5 feet (effective rear yard of 0 feet) instead of required 10 feet, to install 5 fuel dispensers instead of permitted 4, and generator leaving rear yard of 8 feet (effective rear yard of 0.1 feet) instead of required 10 feet, Bus 3 District, southwest corner of Union Boulevard and Fourth Avenue, Bay Shore, NY (0500-393.00-02.00-142.001, 103, 105, 106)
- 6:00 P.M. (215-23)** **111 REALTY CORP.** - permission to install 2 facial signs having height of 22.33 feet and 24.25 feet instead of permitted 18 feet each, to install 2 canopy signs having sign area of 31.9 sq. feet instead of permitted 12 sq. feet each, Bus 3 District, southwest corner of Union Boulevard (#1692) and Fourth Avenue, Bay Shore, NY (0500-393.00-02.00-142.001, 103, 105, 106)
- 6:00 P.M. (216-23)** **62 BAY WALK, LLC** - permission to establish legal nonconforming use of two-story, mixed use building including retail with second story apartment and attic space, Bus 1 District, south side of Bay Walk, 40 feet east of Broadway, Fair Harbor, NY (0500-493.00-02.00-035.000)
- 6:00 P.M. (217-23)** **JOHN J. and ADRIANA O'TOOLE** - permission to leave shed having rear yard of 3 feet instead of required 4 feet, Res. A District, west side of Fernwood Avenue (#54), 300 feet south of Chateau Drive, Oakdale, NY (0500-351.00-01.00-055.001)
- 6:00 P.M. (218-23)** **RYAN and BRYANNA MECCA** - permission to leave awning and staircase having side yard of 11.4 feet instead of required 14 feet, resulting in floor area ratio of 30.4% instead of permitted 25%, addition to detached garage having side yard of 0.5 feet instead of required 4 feet, deck on side property lines not having required setback of 4 feet each and rear yard landscaping of 7.8% instead of permitted 40%, Res. B District, south side of Allens Point Road (#10), 150 feet east of Degnon Boulevard, Bay Shore, NY (0500-395.00-03.00-015.000)
- 6:00 P.M. (219-23)** **JERRY and NICOLE WEBB** - permission to erect second story addition and porch leaving floor area ratio of 29.9% instead of permitted 25%, Res. B District, west side of Myrtle Avenue (#223), 100 feet south of 3rd Street, West Islip, NY (0500-469.00-01.00-057.001)

- 6:00 P.M. (220-23) EDWARD and SARAH DRAPALA** - permission to leave pool patio having side yard of 4.8 feet instead of required 6 feet, two sheds having side yards of 1.6 feet and 0.6 feet instead of required 2 feet each and roofed-over outdoor kitchen, all having rear yard landscaping of 34% instead of permitted 40%, Res. A District, west side of Wedgewood Drive (#140), 141.66 feet north of Lee Street, Hauppauge, NY (0500-007.00-03.00-022.000)
- 6:00 P.M. (221-23) WESTER SAINVILLE and MILDRED RENE** - permission to leave second story addition (28' x 40') having floor area ratio of 28% instead of permitted 25% and shed having side yard of 1.7 feet instead of required 2 feet, Res. A District, north side of Wiley Street (#227), 281.45 feet east of Grand Boulevard, Brentwood, NY (0500-228.00-01.00-039.000)
- 6:00 P.M. (222-23) TIMOTHY and JORDYN AIELLO** - permission to erect one story addition leaving front yard of 24.2 instead of required 30 feet, rear yard of 17 feet instead of required 25 feet, second story addition leaving front yard of 19.4 feet instead of required 30 feet, rear yard of 24 feet instead of required 25 feet, roofed-over porch leaving rear yard of 19 feet instead of required 25 feet, and portico leaving front yard of 17.1 feet instead of permitted encroachment setback of 24 feet, to leave wall on front yard property line not having required setback of 4 feet, 6-foot fence having front yard of 4.5 feet instead of required setback of 10 feet and to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. A District, southeast corner of Kensington Avenue (#171) and Academy Street, Bayport, NY (0500-359.00-07.00-023.000)
- 6:00 P.M. (223-23) MARIA PERALTA** - permission to leave one story addition to detached garage (6.2' x 22') having side yard of 6.6 feet instead of required 10 feet, Res. B District, west side of Stein Drive (#1776), 100 feet south of Fairtown Road, Bay Shore, NY (0500-182.00-02.00-026.000)
- 6:00 P.M. (224-23) MICHELE HAWKINS** - permission to leave detached garage (12.4' x 33.5') having side yard of 2.5 feet instead of required 4 feet and having 15 feet behind front line dwelling instead of required 20 feet, to leave patio having side yard of 1 foot instead of required 4 feet, platform having side yard of 1.3 feet and rear yard of 1.5 feet instead of required 4 feet each and driveway on side property line not having required setback of 4 feet and front yard occupancy of 70% instead of permitted 40%, Res. B District, north side of Montana Avenue (#219), 264 feet east of Ohio Avenue, Bay Shore, NY (0500-292.00-03.00-024.002)

**6:00 P.M. (225-23)** **BRIAN and DEBBIE L. TIGHE** - permission to install inground pool leaving second front yard of 14 feet instead of required 20 feet, pool patio leaving second front yard of 7 feet instead of required 15 feet, pool equipment leaving second front yard of 2.5 feet instead of required 20 feet, to leave roofed-over patio having second front yard of 1.8 feet instead of required 20 feet, patio on side property line not having required setback of 4 feet, 6 foot fence on property line not having required setback of 10 feet and shed having second front yard of 3.8 feet instead of required 20 feet (fence and shed previously denied pursuant to ZBA #169-11), Res. B District, northeast corner of Wilson Boulevard (#175) and Islip Boulevard, Islip, NY (0500-295.00-02.00-084.000)

**Adjourned from February 28, 2023**

**6:30 P.M. (144-23)** **MICHAEL VIRGILIO** - permission to erect second story addition (8' x 44'), roofed-over porch (7.6' x 23') and roofed-over deck (15.2' x 19.8') leaving side yard of 10 feet instead of required 14 feet and floor area ratio of 39.76% instead of permitted 25%, to leave pool patio having side yard of 3 feet and rear yard of 4 feet instead of required 6 feet each and driveway and walkways having side yard of 1 foot instead of required 4 feet each, Res. B District, west side of Keith Lane (#608), 300 feet south of Burling Lane, West Islip, NY (0500-456.00-01.00-140.000)

**6:30 P.M. (226-23)** **ELLEN MAHON and JODIE MAHON** - permission to leave entrance walk and patio on front property line not having required setback of 15 feet, to leave deck having front yard of 11.1 feet instead of required 25 feet and side yard of 9.8 feet instead of required 15 feet and to leave second story deck, all having floor area ratio of 45.1% instead of permitted 30%, Res. BAA District, west side of Pine Walk (#150), 240 feet north of Maple Court, Kismet, NY (0500-491.00-01.00-055.000)

**6:30 P.M. (227-23)** **ROBERT S. and RITA M. WILSON** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 not having required off-street parking pursuant to Islip Town Code Section 68-612, Res. A District, west side of Richland Boulevard (#1324), 100 feet north of Montauk Drive, Bay Shore, NY (0500-339.00-02.00-033.000)

**6:30 P.M. (228-23)** **EVAN RUSSELL and BRITTANY DEGENNARO** - permission to erect one story and second story additions with roofed-over porch leaving side yards of 17.4 feet and 24.5 feet, roofed-over entrance platform leaving side yard of 12.4 feet and second story balcony leaving side yard of 23.4 feet instead of minimum required side yards of 25 feet each, all having total side yards of 36.9 feet instead of required 60 feet, Res. AAA District, east side of South Gillette Avenue (#169), 249.16 feet south of Cedar Bay Court, Bayport, NY (0500-412.00-05.00-013.000)

- 6:30 P.M. (229-23) MICHAEL and LISA MURTHA** - permission to erect deck leaving front yard of 12.08 feet instead of required 25 feet and decking with outdoor shower leaving side yards of 6.6 feet and 5 feet and rear yard of 13.08 feet instead of required 15 feet each, to erect shed leaving front yard of 52.09 feet instead of required 60 feet and side yard of 9 feet instead of required 10 feet and to erect roof deck on shed leaving side yard of 9 feet instead of required 15 feet, all having floor area ratio of 40.69% instead of permitted 30%, Res. BAA District, west side of Schooner Walk (#35), 420 feet south of Central Roadway, Summer Condo Club, NY (0500-496.00-02.00-008.007)
- 6:30 P.M. (230-23) TARGET CORPORATION / AV, LLC** - permission to install secondary facial sign where only one is permitted, leaving height of 20.5 feet instead of permitted 18 feet, Bus 3 District, southwest corner of Sunrise Highway (#5750) and Broadway Avenue, Sayville, NY (0500-238.00-02.00-001.000)
- 6:30 P.M. (231-23) BROTHERS DUO 3, LLC** - permission to erect air-supported structure having front yard of 67 feet instead of required 98 feet and second front yard of 16.8 feet instead of required 25 feet, to install 4 pole-mounted lighting structures having height of 100 feet instead of permitted 20 feet and netting having height of 20 feet instead of permitted 8 feet, PDD District, southwest corner of Carleton Avenue and DPW Drive, Central Islip, NY (0500-229.10-01.00-012.000)
- 6:30 P.M. (232-23) EXCHANGE AMBULANCE OF THE ISLIPS / TOWN OF ISLIP** - permission to install ground sign having sign area of 22.5 sq. feet, exceeding maximum depth of 12 inches, having electronic (LED) message center where flashing, revolving, moving, sound-producing or animated signs are prohibited, Bus 3 District, northeast corner of Carleton Avenue (#100) and Union Boulevard, East Islip, NY (0500-346.00-01.00-115.001)
- 6:30 P.M. (233-23) AJAY R. SHAH and REKHA A. SHAH** - an interpretation is requested as to whether floral design as a home occupation is consistent with Islip Town Code Section Section 68-3 (Definitions), Res. AA District, west side of Lincoln Avenue (#1658), 700 feet north of Seventh Street, Bohemia, NY (0500-147.00-01.00-033.000)
- 6:30 P.M. (234-23) SEAN RICE** - permission to leave detached garage having side yard of 8.4 feet instead of required 10 feet, height of 16 feet instead of permitted 14 feet, and driveway having side yard of 1 foot instead of required 4 feet, Res. AA District, northeast corner of Fairview Avenue (#127) and Middle Road, Bayport, NY (0500-360.00-04.00-007.000)

**7:00 P.M. (235-23)** **193 SUNRISE REALTY, LLC** - permission to install ground sign having sign area of 163.46 sq. feet instead of permitted 45.5 sq. feet and height of 30 feet instead of permitted 15 feet, 2 facial signs having height of 22.83 feet instead of permitted 18 feet, 3 public interest facial signs having sign areas exceeding permitted 3 sq. feet and having height of 13 feet instead of permitted 10 feet each, 2 public interest ground signs having sign area of 15.06 sq. feet instead of permitted 3 feet each, Bus 3 District, northwest corner of Sunrise Highway (#251) and Udall Road, West Islip, NY (0500-388.00-01.00-143.001)

**Adjourned from February 28, 2023**

**7:00 P.M. (146-23)** **ANTHONY VACCARO and KATHLEEN LOPERGALO VACCARO** - permission to erect dwelling leaving first floor elevation of 11.75 feet instead of permitted 9 feet, Res. A District, north side of Forest Avenue (#37), 217.44 feet west of Edgewater Avenue (through lot to Featherbed Lane), Oakdale, NY (0500-376.00-05.00-005.000)