

## 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 25, 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: 01/14/2022  
Islip, New York

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

**6:00 P.M. (053-22) ROBERT and STANISLAVA GNUTZMAN** - to renew permit for two family, family use only, Res. B District, east side of Bel-Cul Court (#21), 381.11 feet east of Irish Lane, East Islip, NY (0500-321.00-01.00-006.006)

**6:00 P.M. (054-22) MARY ANN and REVIS FARLEY** - to renew permit for two family, family use only, Res. B District, south side of Elliot Street (#54), 100 feet west of Milton Street, Islip, NY (0500-293.00-03.00-046.001)

**6:00 P.M. (055-22) CAROLINA SOSA and ALICIA N. VILLATORO** - permission to use dwelling for two family, family use only pursuant to Islip Town Code Section 68-419.1 and to leave roofed-over patio having side yard of 2.5 feet instead of required 4 feet and 11.75 feet behind front line of dwelling instead of required 20 feet, Res. AA District, south side of Nostrand Avenue (#46A), 88 feet east of Bergen Street, Brentwood, NY (0500-096.00-01.00-001.001)

- 6:00 P.M. (056-22) EDWIN and KATHY TORRES** - permission to leave roofed-over patio having side yard of 1.8 feet instead of required 14 feet, to leave shed having 4 feet behind front line of dwelling instead of required 20 feet and driveway having side yard of 1 foot instead of required 4 feet, Res. A District, east side of Chapel Hill Drive (#50), 172.13 feet north of Chanel Drive, Brentwood, NY (0500-073.00-01.00-059.000)
- 6:00 P.M. (057-22) PATRICIA and JOHN SCHMITT** - permission to leave above ground pool having side yard of 10.7 feet instead of required 14 feet, Res. A District, south side of Kime Avenue (#518), 1,062 feet west of Watts Place, West Islip (0500-336.00-01.00-040.000)
- 6:00 P.M. (058-22) WILLIAM P. and SUSAN CONWAY** - permission to leave driveway and patio on side property line not having required setback of 4 feet, Res. B (278) District, east side of Springmeadow Drive (#134), 565.48 feet north of Woodleigh Court, Holbrook, NY (0500-131.00-06.00-030.000)
- 6:00 P.M. (059-22) KATHLEEN STANLEY LAVOLPE** - permission to leave inground pool having side yard of 17.5 feet instead of required 18 feet, pool equipment having side yard of 2.5 feet instead of required 6 feet and shed having side yard 0.5 feet instead of required 2 feet, Res. AA District, northwest corner of Johnson Avenue (#282) and Maria Court, Sayville, NY (0500-281.00-01.00-029.003)
- 6:00 P.M. (060-22) MICHAEL R. ROSSI, TRUSTEE, ELAINE ROSSI IRREVOCABLE LOVING TRUST** - permission to leave one story addition (4.5' x 6.7') having side yard of 12.4 feet instead of required 14 feet and one story addition (12' x 22') both additions resulting in floor area ratio of 28.45% instead of permitted 25%, to leave pool equipment enclosure having rear yard of 1.5 feet instead of required 2 feet, pool patio having rear yard of 5 feet instead of required 6 feet and to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-491.1, Res. B District, south side of Moody Avenue (#70), 100 feet west of Peckham Avenue, Islip, NY (0500-318.00-03.00-055.000)
- 6:00 P.M. (061-22) RYAN and DONNA MCGRATH** - permission to leave shed having 10 feet behind front line of dwelling instead of required 20 feet, Res. A District, southeast side of Palmer Drive (#79), 90 feet west of Benson Avenue, Sayville, NY (0500-430.00-01.00-028.000)
- 6:00 P.M. (062-22) DAVID and ALISON FRANCO** - permission to leave pond with waterfall having side yard of 2.5 feet instead of required 4 feet and pool equipment having side yard of 2.5 feet instead of required 6 feet, Res. A District, south side of Potomac Lane (#66), 409.6 feet east of Grundy Avenue, Sayville, NY (0500-259.00-03.00-065.000)

- 6:00 P.M. (063-22)** **MNA HOLDINGS, NY CORP.** - permission to leave one story addition (4.4' x 6.3' Irrg.) having rear yard of 18 feet instead of required 25 feet, cellar entrance having rear yard of 11.5 feet and egress window having rear yard of 15 feet instead of permitted encroachment setback of 19 feet each, Res. A District, southwest corner of American Boulevard (#418) and Ealing Court, Brentwood, NY (0500-203.00-02.00-081.000)
- 6:00 P.M. (064-22)** **RAYMOND and JENNIFER PEGOLLO** - permission to erect second story addition (20' x 28.2') and roofed-over porch leaving floor area ratio of 30.4% instead of permitted 25%, Res. A District, north side of Marianna Place (#7), 95.7 feet east of Quintuck Lane, East Islip, NY (0500-425.00-03.00-045.000)
- 6:00 P.M. (065-22)** **PATRICK LASKOWSKI** - permission to erect breezeway (12' x 21.4') and attached garage (14' x 24') leaving side yard of 2 feet instead of required 14 feet and rear yard of 2 feet instead of required 25 feet and to leave shed having rear yard of 1 foot instead of required 2 feet, Res. A District, north side of South Harrison Avenue (#15), 340.09 feet east of Brian Drive, East Islip, NY (0500-398.00-02.00-012.001)
- 6:00 P.M. (066-22)** **MARK E. and KATIE MARIE SPEISS** - permission to erect one story addition (6' x 16') leaving side yard of 10.8 feet instead of required 14 feet, to leave chicken coop having side yard of 8.9 feet and rear yard of 7 feet instead of required 10 feet each, to leave chicken pen having side yard of 5.7 feet instead of required 10 feet and to leave shed having rear yard of 1.2 feet instead of required 2 feet, Res. B District, south side of East Nassau Street (#224), 185 feet east of Commercial Avenue, Islip Terrace, NY (0500-298.00-02.00-078.000)
- 6:00 P.M. (067-22)** **PAUL and MEGHAN RAO** - permission to install inground pool leaving side and rear yards of 8 feet instead of required 14 feet each and pool equipment leaving side yard of 4 feet instead of required 6 feet, Res. A District, west side of Cedar Avenue (#12), 228 feet south of Main Street, Islip, NY (0500-370.00-03.00-015.000)
- 6:00 P.M. (068-22)** **31 ATLANTIC LLC** - permission to enlarge roof deck leaving side yard of 14.5 feet instead of required 15 feet and to erect second story balcony leaving side yard of 11.2 feet instead of required 15 feet, resulting in floor area ratio of 36.96% instead of the permitted 30%., Res. BAA District, west side of Atlantic Avenue (#31), 204 feet north of Neptune Avenue, Seaview, NY (0500-497.00-02.00-027.000)

- 6:00 P.M. (069-22)** **CHRISTINE MUNN** - permission to erect two story addition (23' x 25') leaving side yard of 13.75 feet instead of required 14 feet and one story addition (10.7' x 15') leaving rear yard of 16.75 feet instead of required 25 feet leaving floor area ratio of 31.3% instead of permitted 25%, Res. A District, east side of Park Place (#15), 80 feet north of Fairview Avenue, Islip Terrace, NY (0500-273.00-03.00-096.002)
- 6:00 P.M. (070-22)** **MARIO E. and NELLY R. HIDALGO** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. AA District, southwest corner of Stein Drive (#1662) and Oklahoma Avenue, Bay Shore, NY (0500-201.00-02.00-056.000)
- 6:00 P.M. (071-22)** **TINA MARIE ANWAR** - permission to erect second story addition (25.1' x 42.7') resulting in floor area ratio of 33.1% instead of permitted 25%, Res. B District, north side of Wave Crest Avenue (#21), 112.49 feet east of Higbie Lane, West Islip, NY (0500-455.00-02.00-030.000)
- 6:00 P.M. (072-22)** **LONG ISLAND CHURCH OF CHRIST, INC.** - permission to erect one story building (82' x 130') leaving side yard of 25 feet instead of required 30 feet, Res. AAA District, west side of Blydenburgh Road (#658), 1,703.3 feet south of Towline Road, Hauppauge, NY (0500-005.00-02.00-024.000)