

## 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, February 01, 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: 01/21/2022  
Islip, New York

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

**6:00 P.M. (073-22)**     **MICHAELA PIAZZA and JOHN ALTIERI** - permission to leave roofed-over porch having front yard of 18.2 feet instead of permitted encroachment setback of 20 feet, Res. BAA District, west side of West Lighthouse Walk (#58), 180 feet south of Maple Court, Kismet, NY (0500-491.00-02.00-004.000)

**6:00 P.M. (074-22)**     **JOSE LAZO** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, east side of North Thompson Drive (#1713), 1,422.7 feet south of Pine Aire Drive, Bay Shore, NY (0500-180.00-02.00-034.000)

**6:00 P.M. (075-22)**     **JUAN CARLOS LOPEZ CHAJON** - permission to leave chicken coop having side yard of 5 feet and rear yard of 8.5 feet instead of required 10 feet each and shed having side yard of 3 feet instead of required 4 feet, Res. AA District, east side of Pinewood Avenue (#29), 3,233.03 feet north of Connetquot Avenue, Central Islip, NY (0500-100.00-02.00-071.000)

**6:00 P.M. (076-22)**     **JAMES E. GIANNI** - permission to leave inground pool having rear yard of 12.6 feet instead of required 14 feet, Res. A District, east side of Ardsley Lane (#5), 80 feet south of Country Village Lane, East Islip, NY (0500-426.00-04.00-020.000)

**6:00 P.M. (668-19)**     **JULIETA DUENAS** - to renew permit for two family, family use only, Res. B District, northeast corner of Lake Drive (#23) and Rosevale Avenue, Ronkonkoma, NY (0500-021.00-03.00-026.001)

- 6:00 P.M. (077-22)** **ANDREW and SARI WARSHAW** - permission to erect 2 one story additions (9.7' x 12.3' and 3' x 33.4') leaving floor area ratio of 33.6% instead of permitted 30%, Res. BAA District, east side of Dune Way (#44), 64 feet south of Neptune Walk, Seaview, NY (0500-497.00-04.00-005.000)
- 6:00 P.M. (078-22)** **JON P. and MAUREEN L. PECORELLA** - permission to leave inground pool with water feature leaving rear yard of 7 feet instead of required 14 feet and pool patio having side yards of 2 feet and 4 feet instead of required 6 feet each, Res. A District, west side of Wyandanch Avenue, 488.23 feet south of Montauk Highway, East Islip, NY (0500-372.00-05.00-045.000)
- 6:00 P.M. (079-22)** **YUNA ZYSKIND** - permission to leave deck having front yard of 19 feet instead of permitted encroachment setback of 20 feet and shed having rear yard of 1 foot instead of required 2 feet, Res. B District, northeast corner of Westbury Street (#27) and Atlantic Avenue, East Islip, NY (0500-323.00-02.00-011.000)
- 6:00 P.M. (080-22)** **MICHAEL K. and JANINE WEST** - permission to leave accessory structure (18' x 30') having rear yard of 9 feet instead of required 10 feet, to leave driveway having front yard occupancy of 44% instead of permitted 35% and to establish accessory apartment pursuant to Islip Town Section 68-602, Res. AA District, north side of Cedarhurst Street (#71), 450 feet west of Greenlawn Avenue, Islip Terrace, NY (0500-208.00-01.00-029.000)
- 6:00 P.M. (081-22)** **JEFFREY O'HARE** - permission to leave second story deck with stairs having side yard of 6 feet instead of required 14 feet and porch having front yard of 18.5 feet instead of permitted encroachment setback of 20 feet, Res. B District, north side of Elaine Drive (#23), 225 feet west of Johnson Avenue, Sayville, NY (0500-306.00-01.00-004.000)
- 6:00 P.M. (082-22)** **THOMAS RODRIGUEZ and ELIZABEH GILMARTIN-RODRIGUEZ** - permission to install 6-foot fence leaving front yard of 5 feet instead of required 15 feet, Res. AA (278) District, east side of Spence Avenue (#11), 123.29 feet north of Greenbelt Parkway, Holtsville, NY (0500-110.00-03.00-088.000)
- 6:00 P.M. (083-22)** **CARMEN MARIN** - permission to erect one story addition (6' x 20.7') and second story addition (29.2' x 39.1') leaving floor area ratio of 29.97% instead of permitted 25%, Res. B District, south side of Inchcape Road (#14), 300-feet east of Wells Drive, Bay Shore, NY (0500-159.00-01.00-104.000)

- 6:00 P.M. (084-22)** **CLAUDIO S. DEMATOS and JACLYNN A. JOHNSON** - permission to leave pool patio having side yard of 2 feet and rear yard of 3 feet instead of required 6 feet each, shed not having required 20 feet behind front line of dwelling and patio having side yard of 1.7 feet instead of required 4 feet, Res. B District, south side of Alice Road (#26), 463.5 feet east of Sears Road, West Islip, NY (0500-436.00-02.00-161.000)
- 6:00 P.M. (085-22)** **ZACHARY APICELLI** - permission to erect two story addition (33.25' x 40'), one story additions and roofed-over patio leaving side yard of 18 feet instead of required 25 feet and total side yards of 44.2 feet instead of required 60 feet, Res. AAA District, north side of Tern Court (#52), 251 feet west of Manor Lane, Bay Shore, NY (0500-457.00-03.00-061.000)
- 6:00 P.M. (086-22)** **BRYAN and ANGELA MANGANIELLO** - permission to erect second story addition (22' x 24.5') leaving side yard of 14.7 feet instead of required 25 feet and total side yards of 26.7 feet instead of required 60 feet, to erect second story deck (8' x 10') leaving side yard of 21.5 feet instead of required 25 feet, all having floor area ratio of 29.9% instead of required 25% and to leave retaining wall (23" high) on side property lines not having required setback of 4 feet each, Res. AAA District, south side of Cross Road (#102), 75 feet west of Cross Road, Oakdale, NY (0500-403.00-02.00-087.004)
- 6:00 P.M. (087-22)** **WILLIAM C. VENEGAS, JR.** - permission to leave one story addition (29.6' x 35.4' Irrg.) having side yard of 3.5 feet instead of required 14 feet, total side yards of 9.8 feet instead of required 28 feet and walkway having side yard of 0.8 feet instead of required 4 feet, Res. B District, west side of Cleveland Avenue (#102), 330.58 feet north of Manton Street, Sayville, NY (0500-330.00-05.00-027.000)
- 6:00 P.M. (088-22)** **CHRISTOPHER S. PANEPINTO and FRANCIS LOFARO** - permission to erect two story addition (19.4' x 25') leaving side yard of 9.9 feet instead of required 14 feet, one story addition (16' x 19.4') leaving side yard of 9 feet and cellar entrance leaving side yard of 8.9 feet instead of required 14 feet each, to leave one story addition (9.1' x 20.4') having front yard of 16 feet instead of required 25 feet, to leave driveway and patios on side property line not having required setback of 4 feet, to leave above ground pool having side yards of 9.9 feet and 9.8 feet instead of required 10 feet each, pool deck having side yard of 4.1 feet instead of required 10 feet and to use dwelling for two family, family use only pursuant to Islip Town Code Section 68-419.1, Res. B District, south side of Manton Street (#56), 252 feet east of Lakeland Avenue, Sayville, NY (0500-330.00-05.00-013.000)
- 6:00 P.M. (089-22)** **G. SCOTT and CHERYL K. McVETTY, TRUSTEES, THE CHICAGO BONWIT REVOCABLE TRUST** - permission to erect addition to accessory structure leaving height of 24 feet instead of permitted 14 feet, Res. AAA District, west side of South Gillette Avenue (#120), 1,215.28 feet south of Middle Road, Bayport, NY (0500-412.00-02.00-013.000)