

## 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 15, 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: 02/04/2022  
Islip, New York

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

**6:00 P.M. (092-22) MAUREEN KELLY** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, to leave patio having rear yard of 2 feet and driveway having rear yard of 2.5 feet instead of required 4 feet each, Res. A District, southeast corner of Peconic Street (#754) and Ocean Avenue, Ronkonkoma, NY (0500-086.00-03.00-001.000)

**6:00 P.M. (093-22) FRANCISCO MEJIA MACHADO** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. AA District, south side of Oklahoma Avenue (#14), 300 feet west of Stein Drive, Bay Shore, NY (0500-201.00-02.00-063.000)

**6:00 P.M. (094-22) HENRY G. MORALES** - permission to reduce roofed-over patio leaving side yard of 6 feet instead of required 14 feet, Res. B District, west side of Ferndale Boulevard (#1460), 75 feet north of Cinnamon Street, Central Islip, NY (0500-119.00-02.00-078.000)

- 6:00 P.M. (095-22) PATRICK M. WILKENS** - permission to erect one story addition and second story addition leaving floor area ratio of 26.7% instead of permitted 25%, to leave pool patio on side property line and having rear yard of 0.5 feet instead of required 6 feet each and pool equipment having side yard of 1 foot and rear yard of 2 feet instead of required 6 feet each, Res. B District, west side of Gainsborough Road (#110), 1,951 feet south of Singingwood Drive, Holbrook, NY (0500-089.00-03.00-001.000)
- 6:00 P.M. (096-22) LEONARD A. and ANGELA P. GARRAFFA and THOMAS J. and STEPHANIE A. GUADAGNO** - permission to leave driveway having front yard occupancy of 38.2% instead of permitted 35%, Res. A District, east side of Terry Road (#1215), 988.135 feet south of Parkwood Street, Ronkonkoma, NY (0500-060.00-02.00-098.000)
- 6:00 P.M. (097-22) JEAN MARIE MARSH** - permission to leave pool patio having side yard of 4 feet instead of required 6 feet, Res. B District, south side of Merritt Street (#32), 485.18 feet west of Keith Lane, West Islip, NY (0500-467.00-05.00-054.000)
- 6:00 P.M. (098-22) KATHLEEN ZIMAN, ESTATE OF SUSAN MERINGOLO** - permission to leave one story dwelling having rear yard of 9 feet instead of required 25 feet and entry platform having front yard of 13.2 feet instead of required 25 feet, Res. B District, northwest corner of Beach Road (#1) and Marvin Lane, Islip, NY (0500-395.00-03.00-044.000)
- 6:00 P.M. (099-22) ROBERT and JOAN MCCREADY** - permission to erect roofed-over porch leaving side yard of 14.3 feet instead of required 18 feet and total side yards of 28.6 feet instead of required 36 feet, Res. AA (278) District, east side of Debbie Lee Lane (#19), 291.38 feet south of Artic Avenue, Bohemia, NY (0500-213.00-02.00-059.009)
- 6:00 P.M. (100-22) MEGAN HEATH** - permission to reconstruct one story addition leaving side yard of 9 feet instead of required 14 feet, Res. A District, west side of Norma Avenue (#292), 150 feet south of Ansonia Street, West Islip, NY (0500-337.00-01.00-071.000)
- 6:00 P.M. (101-22) KEVIN and KAITLIN MURPHY** - permission to erect second story addition leaving rear yard of 21.9 feet instead of required 25 feet and to leave cellar entrance having rear yard of 6.45 feet instead of required 25 feet, Res. B District, southwest corner of Victory Drive (#429) and Second Court (through lot to First Court), Ronkonkoma, NY (0500-010.00-02.00-001.000)
- 6:00 P.M. (102-22) HUI FANG CHEN and HUANG ZHENG** - permission to erect two story addition (13.5' x 30.8' Irrg.) leaving floor area ratio of 29.14% instead of permitted 25%, Res. A District, east side of Davison Lane West (#15), approx. 1,000 feet south of Magoun Road, West Islip, NY (0500-477.00-01.00-019.000)

**6:00 P.M. (103-22) CHARLES and ADELE SPENCER** - permission to erect 2-story dwelling leaving side yard of 11 feet instead of required 14 feet, total side yards of 25 feet instead of required 28 feet, and floor area ratio of 30.9% instead of permitted 25%, and to leave driveway resulting in front yard occupancy of 39% instead of permitted 35%, Res. A District, east side of Davison Lane East (#51), 623.37 feet south of Magoun Road, West Islip, NY (0500-477.00-01.00-042.000)

**Adjourned from January 25, 2022**

**6:00 P.M. (065-22) PATRICK LASKOWSKI** - permission to erect breezeway (10' x 21.4') and attached garage (14' x 24') leaving side yard of 4 feet instead of required 14 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. (104-22) TURAN S. AKTURK** - permission to erect two story dwelling on lot having width of 60 feet instead of required 75 feet, leaving height of 28.25 feet instead of permitted 28 feet, Res. B District, south side of Iroquois Street (#230), 280 feet west of Parkway Boulevard (through lot to Seneca Street), Ronkonkoma, NY (0500-020.00-03.00-060.001)

**6:00 P.M. (105-22) ANTHONY and NICOLE MUSUMECI** - permission to modify roof line leaving rear yard setback of 10.5 feet instead of required 25 feet and second front yard of 21.6 feet instead of required 30 feet, to erect one story addition leaving rear yard of 15 feet instead of required 25 feet, to erect second story addition leaving rear yard of 18.6 feet instead of required 25 feet and to leave shed not having 20 feet behind front line of dwelling, Res. AA District, northeast corner of East Bayberry Road (#5) and Ocean Avenue, Islip, NY (0500-444.00-01.00-017.000)

**6:00 P.M. (106-22) BASSER-KAUFMAN 222, LLC** - permission to install canopy (28.16' x 44.16' irr.) leaving front yard of 24.1 feet instead of required 25 feet, resulting in floor area ratio of 28% instead of permitted 25%, Bus 3 District, northeast corner of Sunrise Highway (#1675B) and Brook Avenue, Bay Shore, NY (0500-316.00-01.00-054.000)

**6:00 P.M. (107-22) SAM T. GEORGE and SOPHY SAM GEORGE** - permission to erect one story addition, second story addition and roofed-over porch leaving side yards of 6.3 feet and 13 feet instead of required 14 feet each, total side yards of 16.9 feet instead of required 28 feet and floor area ratio of 26.9% instead of permitted 25%, Res. B District, east side of Washington Avenue (#67), approx. 970 feet north of Brook Street, West Sayville, NY (0500-381.00-04.00-018.000)

**6:00 P.M. (108-22)** **JASON JEFFREY TERPKO and MELISSA TERPKO** - permission to reconstruct and enlarge second story deck leaving side yard of 10.3 feet instead of required 14 feet and to leave roofed-over patio resulting in floor area ratio of 35.4% instead of permitted 25%, Res. B District, north side of North Monroe Avenue (#1425), 175 feet east of Dunwoodie Road, West Islip, NY (0500-388.00-01.00-029.000)

**6:00 P.M. (109-22)** **TODD and CARLI COSTELLO** - permission to erect two story addition (8.5' x 9.9') leaving front yard of 33.7 feet instead of required 40 feet and two story addition (23.5' x 44.1' Irrg.) all having floor area ratio of 30.97% instead of permitted 25%, Res. A District, east side of Peter Paul Drive (#751), 675 feet north of Butler Street, West Islip, NY (0500-437.00-02.00-103.000)

**6:00 P.M. (110-22)** **RAYMOND M. and LATIFA MAZZA** - permission to erect second story addition leaving front yard of 24.7 feet instead of required 40 feet and portico leaving front yard of 20.53 feet instead of permitted encroachment of 34 feet, Res. A District, northwest corner of Chenango Drive (#41) and North Windsor Avenue, Bay Shore, NY (0500-341.00-01.00-107.000)