

## Public Notice

**NOTICE IS HEREBY GIVEN** that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, April 16, 2019** 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: 04/05/2019  
Islip, New York

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

- 6:00 P.M. (265-19) SETH JOSEFSBERG and GARY E. GUMIN** - to renew permit for two family, family use only, Res. B District, south side of Cortelyou Avenue (#118), 100 feet east of Roosevelt Avenue, Islip, NY (0500-319.00-02.00-008.000)
- 6:00 P.M. (266-19) JUSTIN and MELISSA MAGGIO** - permission to transfer and renew permit for accessory apartment to a subsequent property owner pursuant to Section 68-618 and 68-616, Res. B District, north side of Wantagh Avenue South (#45), 442.5 feet west of Kunigunda Place, East Islip, NY (0500-322.00-01.00-033.000)
- 6:00 P.M. (267-19) GAVIN and MELISSA QUINONES** - permission to leave hot tub having building separation of 2 feet instead of required 6 feet, to leave addition having building separation to pool of 5 feet instead of required 6 feet and to leave driveway having side yard of 1.5 feet instead of required 4 feet, Res. B District, south side of River Street (#22), 229.79 feet east of Foster Avenue, Sayville, NY (0500-409.00-05.00-006.000)
- 6:00 P.M. (268-19) GEMYSE BROWN** - permission to leave pool deck (approx. 39" high) having side yard of 7.5 feet instead of required 10 feet, Res. AA District, south side of Gates Avenue (#76), 585.49 feet east of Caleb's Path, Central Islip, NY (0500-076.00-04.00-006.000)
- 6:00 P.M. (269-19) ERIC DONALD and MICHELLE DONALD** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. AA District, south side of Wenwood Road (#30), 812.11 feet west of Hubbs Avenue, Hauppauge, NY (0500-024.00-01.00-078.000)
- 6:00 P.M. (270-19) PETER and LINDA KALAMARAS** - permission to leave driveway having front yard occupancy of 44% instead of permitted 35% and side yard of 3 feet instead of required 4 feet, Res. B District, north side of Deer Road (#287), 240 feet west of Port Avenue, Ronkonkoma, NY (0500-031.00-03.00-120.002)
- 6:00 P.M. (271-19) CAROL J. TAPPEN** - permission to leave pool patio having side yard of 3 feet instead of required 6 feet, Res. A District, east side of Walnut Avenue (#2293), 340 feet south of Baeck Street, Ronkonkoma, NY (0500-063.00-03.00-013.000)

- 6:00 P.M. (272-19)** **JAIME J. and MAGDOLNA A. RESKER** - permission to erect roofed-over porch (6' x 28') leaving front yard of 30.4 feet instead of permitted encroachment setback of 34 feet, Res. AA District, north side of Cedarhurst Street (#403), 704.23 feet east of Montauk Avenue, Islip Terrace (0500-210.00-01.00-001.002)
- 6:00 P.M. (273-19)** **VICTOR E. and MARIA A. REA** - permission to leave roofed-over patio having rear yard of 16 feet instead of required 25 feet and to leave shed not having 20 feet behind front line of dwelling, Res. A District, east side of Ray Court (#7), 99.79 feet north of Stahley Street, Brentwood, NY (0500-227.00-01.00-035.000)
- 6:00 P.M. (274-19)** **MARINO CEPEDA** - permission to leave above ground pool having side yard of 8 feet instead of required 10 feet, to leave pool patio having rear yard of 5 feet and side yards of 1.5 feet and zero instead of required 6 feet each and rear yard occupancy of 33.7% instead of permitted 30%, to leave shed having rear yard of 1.1 feet and side yard of zero instead of required 4 feet each, and to leave 2 patios; Patio 1 - having side yard of 1.5 feet and Patio 2 - having side yard of 0.5 feet instead of required 4 feet each, Res. B District, north side of Loraine Street (#39), 255 feet east of Winfield Avenue, Brentwood, NY (0500-051.00-02.00-089.000)
- 6:00 P.M. (275-19)** **JOAN FAVALORO** - permission to leave accessory structure (24' x 26') having front yard of 10.4 feet instead of required 54 feet and to leave shed having second front yard of 25.2 feet instead of required 27 feet, Res. AA District, northwest corner of Islip Boulevard (#321) and Kunigunda Place, Islip, NY (0500-297.00-01.00-109.001)
- 6:30 P.M. (276-19)** **CHRISTOPHER and BARBARA LAMM** - permission to leave pool patio having front yard (through lot) of 16.5 feet instead of required 40 feet and to leave driveway having side yard of zero instead of required 4 feet, Res. AA District, north side of Seminole Street (#183), 984.36 feet west of Parkway Boulevard (through lot to Cherokee Street), Ronkonkoma, NY (0500-020.00-02.00-087.000)
- 6:30 P.M. (277-19)** **THOMAS and DANIELE STRINGER** - permission to install inground pool leaving side and rear yards of 10 feet instead of required 18 feet each, Res. AAA District, west side of West Lane (#6), 113.78 feet south of Lawrence Lane, Bay Shore, NY (0500-418.00-03.00-006.000)
- 6:30 P.M. (278-19)** **MARK and ANGELA GILMORE** - permission to erect second story deck leaving side yard of 9.75 feet instead of required 14 feet, Res. B District, south side of Bay Place (#5), 751.8 feet east of Saxon Avenue, Bay Shore, NY (0500-395.00-02.00-067.002)

- 6:30 P.M. (279-19)** **JOSEPH and DENISE NUZZI** - permission to leave one story addition (12' x 24') having side yard of 10.5 feet and roofed-over porch having side yard of 13 feet instead of required 14 feet each, to leave pool patio having side yard of 5 feet instead of required 6 feet and to leave driveway having side yard of 3.5 feet instead of required 4 feet, Res. A District, southwest side of Ballad Circle (#44), 859.63 feet southeast of Roberts Street, Holbrook, NY (0500-152.00-01.00-013.000)
- 6:30 P.M. (280-19)** **CHARLES and MIA COMPARETTO** - permission to leave second story deck (6.8' x 11.3') having rear yard of 10 feet instead of required 25 feet and to relocate 6 foot fence to front property line not having required setback of 15 feet, Res. A District, southeast corner of Cassel Avenue (#1025) and Sachs Street, Bay Shore, NY (0500-415.00-03.00-039.000)
- 6:30 P.M. (281-19)** **EMILIO S. LUNA and JOSE D. SARAVIA** - permission to leave detached garage (12.2' x 16.2') having rear yard of 2.8 feet instead of required 4 feet and height of 15.7 feet instead of permitted 14 feet, Res. B District, west side of 2nd Avenue (#98), 375 feet north of Brook Street, Bay Shore, NY (0500-367.00-01.00-121.001)

**Adjourned from April 2, 2019**

- 6:30 P.M. (249-19)** **PETER COHEN** - permission to erect rear deck leaving side yard of 10 feet instead of required 15 feet, front deck with ramp leaving front yard of 12 feet instead of required 15 feet and second story addition with roof deck, all having floor area ratio of 47% instead of permitted 30%, Res. AAAB District, west side of East Lighthouse Walk (#10), 290 feet south of Cedar Court, Kismet, NY (0500-491.00-03.00-021.000)
- 6:30 P.M. (282-19)** **JEFFREY and BERNADETTE KEMPF** - to renew permit for accessory apartment pursuant to Section 68-616, Res. B District, north side of Raleigh Lane (#141), 189.11 feet east of Ardys Court, West Islip, NY (0500-435.00-01.00-028.000)
- 7:00 P.M. (283-19)** **BDC DESIGN BUILD LLC** - permission to erect 2 story dwelling on lot having width of 50 feet instead of required 75 feet and lot area of 5,000 sq. ft. instead of required 7,500 sq. ft., Res. B District, west side of Auburn Avenue (#12), 310 feet north of Bayview Avenue, Bay Shore, NY (0500-441.00-03.00-009.002)
- 7:00 P.M. (284-19)** **GIUSEPPE MANNINO** - permission to leave 2 story dwelling having side yards of 13.7 feet and 13.9 feet instead of required 14 feet, total side yards of 27.6 feet instead of required 28 feet, and floor area ratio of 31.88% instead of permitted 25%, to leave raised patio (6.8' high) having side yards of 13.7 feet and 13.9 feet instead of required 14 feet each and rear yard occupancy of 40.96% instead of permitted 30%, and to leave platform (6.6' x 34' x 6.9' high) having side yard of 6.8 feet instead of required 14 feet, Res. A District, west side of Shore Drive (#376), 2,279.18 feet south of Map of Idle Hour South, Oakdale, NY (0500-402.00-01.00-022.001)

- 7:00 P.M. (285-19) GABRIEL GALLANTE and ALISON GALLANTE** - permission to install inground pool leaving side yard of 6 feet instead of required 10 feet, Res. B District, west side of Pease Lane (#514), 400 feet south of Merrit Street, West Islip, NY (0500-474.00-01.00-044.000)
- 7:00 P.M. (286-19) BRIAN M. and STEPHANIE E. SINGER** - permission to erect one story addition (16' x 32') with attached roof-over (7' x 16') leaving side yard of 5 feet instead of required 14 feet, total side yards of 26 feet instead of required 28 feet and floor area ratio of 25.3% instead of permitted 25%, Res. B District, north side of Washington Avenue (#1127), 150 feet east of Dunwoodie Road, West Islip, NY (0500-362.00-03.00-023.000)
- Adjourned from February 19, 2019**
- 7:00 P.M. (150-19) JULIO WONG, SOFIA WONG, MARLENE WONG-ARAGON and MIRIAN WONG** - permission to leave second story deck having rear yard of 12.6 feet instead of required 25 feet and to establish accessory apartment having square footage of 864 sq. feet instead of permitted 800 sq. feet and three bedrooms instead of permitted two, Res. B District, north side of Stuyvesant Street (#17), 85 feet east of Hudson Avenue, Brentwood, NY (0500-051.00-02.00-025.000)
- 7:30 P.M. (287-19) HERBER LEMUS** - permission to convert single family dwelling to office on lot having width of 85 feet instead of required 100 feet throughout, GST District, northeast corner of Wheeler Road (#39) and Monsen Street, Central Islip, NY (0500-098.00-02.00-045.000)
- 7:30 P.M. (288-19) GIVENS & ASSOCIATES LLC** - permission to leave roof deck (10' x 17.5') having front yard of 8 feet instead of required 25 feet, to leave accessory building (10.2' x 16.2') attached to roofed-over hot tub having second front yard of 55 feet instead of required 60 feet and rear yard of 1 foot instead of required 10 feet, to leave outdoor shower and shed (8.2' x 10.1') having second front yard of 56 feet instead of required 60 feet and to leave deck having second front yard of 14 feet and rear yard of 1 foot instead of required 15 feet each, Res. BAA District, northwest corner of Frigate Roadway (#350) and 25' Right of Way (Philokalia Walk), Corneille Estates, NY (0500-496.00-03.00-042.000)
- 8:00 P.M. (289-19) DANIEL HERNANDEZ and ADAN MENDOZA** - to renew permit for accessory apartment pursuant to Section 68-616, Res. AA District, east side of Belmore Avenue (#933), 200 feet north of Sea Cliff Street, Islip Terrace, NY (0500-188.00-03.00-019.000)
- 8:00 P.M. (290-19) LOUIS W. and CHERYL M. RUDDEN** - to renew permit for accessory apartment pursuant to Section 68-616, Res. B District, north side of West Walnut Street (#7), 200 feet west of Islip Avenue, Islip, NY (0500-295.00-01.00-053.000)
- 8:00 P.M. (291-19) VALENTIN CEDANO** - to renew permit for accessory apartment pursuant to Section 68-616, Res. AA District, south side of West End Avenue (#8), 800 feet west of Fulton Street, Brentwood, NY (0500-052.00-02.00-099.000)

**8:00 P.M. (292-19) OSCAR MERCADO** - to renew permit for accessory apartment pursuant to Section 68-616, Res. B District, northeast corner of East Sycamore Street (#1) and Lowell Avenue, Central Islip, NY (0500-165.00-01.00-016.000)

**8:00 P.M. (293-19) JUANITA FONTANEZ** - to renew permit for accessory apartment pursuant to Section 68-616, Res. AA District, north side of Nostrand Avenue (#7), 500 feet west of Willoughby Street, Brentwood, NY (0500-117.00-02.00-005.001)