

## Public Notice

NOTICE IS HEREBY GIVEN that due to the Novel Coronavirus (COVID-19) Pandemic and recent Executive Orders issued by the Governor, the Town of Islip Zoning Board of Appeals (the "Zoning Board") Hearing scheduled for **Tuesday, March 23, 2021** at 6:00 p.m., will be held electronically via Zoom Webinar instead of an in person public hearing and will be streamed live over the internet. Instructions on how to access the Zoom Webinar and/or livestream are available on the Town's website - [www.islipny.gov](http://www.islipny.gov).

Anyone interested in providing comments to the Zoning Board on an agenda item is encouraged to do so prior to the date of the meeting by calling (631) 224-5489.

This agenda is subject to change without notice. Please contact the Zoning Board prior to the day of the hearing to confirm application scheduling.

Any disabled person who needs a sign language interpreter, auxiliary aids, special accommodations to attend this meeting or has concerns regarding accessibility to the Zoning Board Hearing, please call - CONSTITUENT SERVICES - (631) 224-5380.

Dated: 03/12/2021  
Islip, New York

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

### Adjourned from February 2, 2021

- 6:00 P.M. (058-21) FRANCISCO G. LOPEZ** - permission to leave detached garage (24.2' x 24.3') having side yard of 4.2 feet instead of required 10 feet, 6 foot fence on property line not having required setback of 10 feet and driveway having side yard of 1.4 feet instead of required 4 feet, Res. AA District, southwest corner of First Street (#116) and Fourth Street, Brentwood, NY (0500-160.00-01.00-045.000)
- 6:00 P.M. (165-21) EDWARD STEPHEN and ERICA SUE COLEMAN** - permission to reconstruct and expand detached garage (18' x 37.4') leaving side yard of 0.7 feet instead of required 10 feet, Res. CAA District, east side of Carleton Avenue (#79), 141.16 feet south of Union Boulevard, East Islip, NY (0500-346.00-03.00-076.000)
- 6:00 P.M. (238-20) GREGORY and MARGARET EVANS** - to renew permit for two family, family use only, Res. A District, southwest corner of 18th Avenue (#36) and Southport Street, Ronkonkoma, NY (0500-102.00-01.00-033.000)
- 6:00 P.M. (240-20) SPIROS NITIS and ANGIE PANOS** - to renew permit for two family, family use only, Res. AA District, east side of Pinedale Road (#47), 136.24 feet north of Radburn Drive, Hauppauge, NY (0500-015.00-02.00-030.000)
- 6:00 P.M. (239-20) MOHAMMAD A. SHAHID and MOHAMMAD MUBASHIR SHAHID** - to renew permit for two family, family use only, Res. B District, south side of Palfrey Street (#24), 75 feet west of Park Avenue, Bay Shore, NY (0500-315.00-01.00-118.006)

- 6:00 P.M. (166-21) NORMAN and CATHERINE MEDNICK** - permission to leave deck (8.3' x 22.1') having front yard of 32.1 feet instead of permitted encroachment setback of 34 feet, Res. AA District, east side of Westwind Drive (#17), 503.27 feet north of Ocean Avenue, Bohemia, NY (0500-278.00-02.00-012.000)
- 6:00 P.M. (167-21) LESTER A. MALDONADO CASTELLANOS, LUIS MALDONADO and BELLA G. CASTELLANOS DE MALDONADO** - permission to erect one story addition (14' x 28.28') resulting in floor area ratio of 26.7% instead of permitted 25%, Res. B District, south side of Maple Street (#6), 150 feet east of Wicks Road, Brentwood, NY (0500-115.00-02.00-063.000)
- 6:00 P.M. (168-21) STEPHAN and KRISTI R. PALACE** - permission to install inground pool leaving front yard (through lot) of 10 feet instead of required 25 feet, Res. AA (278) District, north side of Sejon Drive (#31), 525.94 feet south and east of South Country Road, Sayville, NY (0500-357.00-02.00-036.000)
- 6:00 P.M. (169-21) UNIQUE HOLDINGS OF OAKDALE, LLC and JAMES T. MCKENNA** - permission to leave two story dwelling having front yard of 25.7 feet instead of required 40 feet on lot having lot area of 19,530 sq. feet instead of required 20,000 sq. feet, Res. AA District, east side of New Street (#5), 305.59 feet North of Main Street, Great River, NY (0500-450.00-02.00-005.000)
- 6:00 P.M. (170-21) 45 CLIPPER, LLC** - permission to reconstruct above ground pool leaving front yard of 32 feet instead of required 60 feet, side yard of 19.6 feet, and rear yard of 24.7 feet instead of required 25 feet each and to leave pool deck having rear yard of 14.7 feet instead of required 15 feet, Res. BAA District, east side of Clipper Roadway (#161-171), 450 feet south of Central Roadway, Corneille Estates, NY (0500-496.00-03.00-017.000 & 021.005)
- 6:00 P.M. (171-21) ALAN and WENDY HALPERIN / JOSHUA and ALLISON BERWITZ** - permission to reconstruct shed having front yard of 50 feet instead of required 60 feet and side yard of 4.2 feet instead of required 10 feet, and to permit a 1.1 foot encroachment onto adjacent property (of co-applicant) not having required rear yard of 10 feet, to reconstruct deck encroaching 3.3 feet not having required rear yard of 15 feet and to reconstruct walkway encroaching 0.7 feet not having required rear yard of 4 feet, Res. BAA District, southeast corner of Atlantic Avenue (#42 & #44) and Neptune Walk, Seaview, NY (0500-497.00-02.00-041.000 & 042.000)

**Adjourned from February 9, 2021**

- 6:00 P.M. (091-21) CHRISTINA LAW** - permission to erect gazebo with outdoor kitchen (17' x 24') having height of 14.91 feet instead of permitted 14 feet, to relocate shed leaving front yard (through lot) of 2 feet instead of required 25 feet and to leave patio on front property line not having required setback of 4 feet, Res. A District, east side of Indian Head Drive (#28), 963.21 feet northeast of Karen Drive (though lot to Old Broadway Avenue), Sayville, NY (0500-283.00-03.00-065.000)
- 6:00 P.M. (172-21) YVONNE PEREZ HERNANDEZ** - permission to leave patio resulting in rear yard landscaping of 12% instead of required 40%, driveway having proportionate front yard occupancy of 51% instead of permitted 35% and shed having rear yard of 1.6 feet instead of required 2 feet and second front yard of 18.9 feet instead of required 20 feet, Res. B District, northeast corner of Alden Road (#1) and Pelham Drive, northwest corner of Alden Road and Winfield Avenue, Brentwood, NY (0500-074.00-03.00-029.000)
- 6:00 P.M. (173-21) THOMAS B. McLAM and BARBARA ANN ANZELMO-McLAM** - permission to leave one story addition (4.1' x 14.4') having side yard of 9.4 feet and one story addition (18.1' x 20.1' irr.) having side yard of 10.4 feet instead of required 14 feet each, total side yards of 19.8 feet instead of required 28 feet and floor area ratio of 31.2% instead of permitted 25%, Res. B District, west side of Sunset Road (#82), 260 feet south of Community Road, Bay Shore, NY (0500-391.00-03.00-011.000)
- 6:00 P.M. (174-21) DEANA WARD and LYNN SHORTWAY** - permission to erect one story addition and second story addition leaving front yard of 32.3 feet instead of required 40 feet and side yards of 10.1 and 13.9 feet instead of required 14 feet each, to erect portico leaving side yard of 8.9 feet instead of required 14 feet, all having total side yards of 19 feet instead of required 28 feet, to erect roofed-over porch leaving front yard of 25.8 feet instead of required 40 feet, to install driveway on side property line not having required setback of 4 feet, having front yard occupancy of 70% instead of permitted 35% and to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, additions resulting in gross floor area increase of 63.82% instead of permitted 33.3%, Res. A District, west side of Minerva Avenue (#1222), 341.79 feet north of Orinoco Drive, West Islip, NY (0500-437.00-01.00-040.000)
- 6:00 P.M. (175-21) GUNTHER WOERNER** - permission to erect one story addition and roofed-over porch leaving side yards of 6.4 feet and 12.7 feet instead of required 14 feet each, to erect one story addition leaving side yard of 13.1 feet instead of required 14 feet, all having total side yards of 19.1 feet instead of required 28 feet and floor area ratio of 35.2% instead of permitted 25% and to leave driveway having side yard of 2.2 feet instead of required 4 feet, Res. B District, west side of Greeley Avenue (#288), 356.97 feet south of Tariff Street, Sayville, NY (0500-330.00-04.00-061.000)

**6:00 P.M. (176-21)** **LOUANN ASSOCIATES LLC** - permission to erect gasoline service station convenience store on lot having lot area of 11,554 sq. feet instead of required 40,000 sq. feet, to erect canopy leaving front yard of 10.5 feet instead of required 25 feet and second front yard of 14 feet instead of required 15 feet, to install air station unit leaving front yard of 7 feet instead of required 25 feet and to install two canopy signs each having sign area of 13.5 sq. feet each instead of permitted 10.5 sq. feet and 7.2 sq. feet, Bus 3 District, northwest corner of Suffolk Avenue (#725) and Jefferson Avenue, Brentwood, NY (0500-137.00-01.00-098.000)

**6:00 P.M. (177-21)** **DONNA and CHARLES F. PATERNO, JR.** - permission to leave dwelling having first floor elevation of 13.46 feet instead of permitted 9 feet, second story deck with stairs having front yard of 17 feet instead of required 40 feet, second story landing with stairs having side yard of 7 feet instead of required 14 feet, and to leave pool patio having side yard of 1.7 feet and rear yard of 0.3 feet instead of required 6 feet each, Res. A District, east side of East Bay Drive (#843), 461.88 feet north of Bay 9th Street, West Islip, NY (0500-483.00-01.00-066.000)

**6:00 P.M. (178-21)** **LAURA DICICCO** - permission to leave roofed-over porch having front yard of 24.5 feet, roofed-over entrance platform having front yard of 19.7 feet and one story addition having front yard of 23.1 feet instead of required 25 feet each, to leave roofed-over deck having side yard of 13.7 feet, second story cantilever having side yard of 12.5 feet, second story eave having side yard of 11.6 feet instead of required 14 feet each, total side yards of 25.3 feet instead of required 28 feet, to leave patios having side yard of 3 feet and trellis having side yard of 0.5 feet instead of required 4 feet each, to leave driveway having side yard of 0.4 feet instead of required 4 feet and front yard occupancy of 83.1% instead of permitted 35% and to establish accessory apartment pursuant to Islip Town Code Section 68-602 on lot having width of 60 feet instead of required 75 feet, Res. B District, east side of Rollstone Avenue (#149), 866.03 feet north of Brook Street, West Sayville, NY (0500-355.00-04.00-012.000)