

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, June 10, 2025** at Town Hall West, 401 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: 05/30/2025
Islip, New York

Donald A. Rettaliata, Jr. Chairman
Zoning Board of Appeals

- 6:00 P.M. (302-25) NICOLE ANDERSON and KATIE LOCRIKCHIO, TRUSTEES of THE LOCRIKCHIO FAMILY IRREVOCABLE TRUST** - permission to leave air conditioning unit having side yard of 1.3 feet and shed having side yards of 1.8 feet instead of required 2 feet each, Res. A District, south side of Karp Drive (#10), 548.33 feet west of Carleton Avenue, Islip Terrace, NY (0500-273.00-01.00-120.000)
- 6:00 P.M. (303-25) TONI ANN DEMAIO** - permission to leave cellar entrance having front yard of 15.7 feet instead of required 22 feet and air conditioning unit having front yard of 18 feet instead of required 27 feet, Res. A District, northeast corner of Suydam Lane (#103) and Pine Street (not open), 1,046.16 feet south of Middle Road, Bayport, NY (0500-410.00-06.00-006.000)
- 6:00 P.M. (304-25) JOHN and GABRIELLE SCARPINITO** - permission to install 6-foot fence on front property line not having required setback of 10 feet, Res. A District, southwest corner of Bethesda Lane (#34) and Broadway Avenue, Sayville, NY (0500-260.00-01.00-015.000)
- 6:00 P.M. (305-25) JOHN J. and LORRAINE WODHANIL** - permission to leave portico having front yard of 18.5 feet instead of permitted encroachment setback of 20 feet, roofed-over cellar entrance having side yard of 12 feet instead of required 14 feet, roofed-over deck having side yard of 3 feet instead of required 4 feet and pool patio having side yard of 1.5 feet instead of required 6 feet, Res. B District, north side of Oakwood Avenue (#351), 817.84 feet east of Higbie Lane, West Islip, NY (0500-436.00-03.00-044.000)
- 6:00 P.M. (306-25) CELLA FAMILY IRREVOCABLE LIVING TRUST, MICHELE ARMENIA, TRUSTEE** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. A District, east side of Stephen Road (#87), 1,632.2 feet north of Tucker Drive, Bayport, NY (0500-309.00-02.00-003.000)
- 6:00 P.M. (307-25) PALM AVENUE HIALEAH TRUST** - permission to leave first and second story additions leaving floor area ratio of 27% instead of permitted 25%, Res. A District, east side of Pequot Lane (#73), 375 feet north of Manistee Lane, East Islip, NY (0500-373.00-03.00-063.000)
- 6:00 P.M. (308-25) JOSE R. RUIZ** - permission to leave egress windows having second front yard of 21.5 feet instead of required 30 feet, Res. AA District, northwest corner of Fulton Street (#88) and West End Avenue, Brentwood, NY (0500-052.00-01.00-083.000)

6:00 P.M. (309-25) JASON SIEVERS and NICOLE SCHULTHEIS SIEVERS - permission to leave driveway having side yard of 0.6 feet instead of required 4 feet, Res. A District, east side of Sandra Avenue (#723), 2,175 feet south of West Fourth Street, West Islip, NY (0500-415.00-02.00-090.000)

6:00 P.M. (310-25) JOSEPH D. SCALISI and DELWING M. MACMASTER, JOSEPH and MARYCAROL SCALISI, LIFE ESTATE - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, to leave patio on side property line not having required setback of 4 feet, rear yard landscaping of 33.7% instead of required 40% and 4-foot fence in driveway sight triangle exceeding permitted height of 3 feet, Res. B District, northwest corner of Lombardy Boulevard (#1422) and Oswego Drive, Bay Shore, NY (0500-289.00-02.00-077.000)

6:00 P.M. (272-25) MIRIAM MATTOS and STEFANIE ADAMES - permission to leave roofed-over cellar entrance having side yard of 6.1 feet instead of required 14 feet and shed having side yard of 0.6 feet instead of required 2 feet, Res. A District, west side of 4th Street (#60), 338.82 feet south of 9th Avenue, Brentwood, NY (0500-183.00-04.00-010.000)

6:00 P.M. (311-25) CHRISTOPHER and LINDA LOCOVARE - permission to erect second-story addition leaving floor area ratio of 30.1% instead of permitted 25% and to leave driveway having front yard occupancy of 59.5% instead of permitted 40%, Res. B District, north side of Garden Court (#201), 78.8 feet west of Brooklyn Boulevard, Bay Shore, NY (0500-314.00-03.00-024.004)

Adjourned from May 6, 2025

6:00 P.M. (233-25) ELSIE SERRANO and JOSE A. SERRANO - permission to leave driveway having side yard of 1 foot instead of required 4 feet and 4.5-foot fence having front yard of 2 feet instead of required 15 feet located in driveway sight distance triangle exceeding permitted height of 3 feet, Res. A District, east side of Howells Road (#1237), 204.17 feet south of Deer Park Avenue, Bay Shore, NY (0500-221.00-01.00-040.000)

6:30 P.M. (312-25) DAVID CLARK - permission to erect roofed-over porch leaving front yard of 32.34 feet instead of required 40 feet, two-story addition, one-story addition and roofed over patio leaving rear yard of 17 feet instead of required 25 feet all having floor area ratio at 30.95% instead of permitted 25%, Res. A District, southwest corner of Bening Lane (#48) and Grundy Avenue Holbrook, NY (0500-129.00-01.00-130.000)

- 6:30 P.M. (313-25)** **CHARLES and DIANNA LEO APPEL** - permission to erect second story addition leaving side yards of 13.1 feet and 11.9 feet instead of required 14 feet each and total side yards of 25 feet instead of required 28 feet, leaving floor area ratio of 31.7% instead of permitted 25%, Res. B District, west side of North Briarwood Avenue (#648), 535 feet north of Burling Lane North, West Islip, NY (0500-456.00-01.00-031.000)
- 6:30 P.M. (314-25)** **DYLAN MEYER** - permission to erect second-story addition leaving side yard of 10 feet instead of required 14 feet and to leave driveway having side yard of 2.7 feet instead of required 4 feet, Res. B District, east side of Wilson Boulevard (#219), 250 feet south of Walnut Street, Islip, NY (0500-295.00-02.00-076.000)
- 6:30 P.M. (315-25)** **CHRISTOPHER L. and SUSAN E. TALT** - permission to erect one-story addition leaving side yard of 10 feet and second-story addition leaving side yard of 12 feet instead of required 14 feet each, total side yards of 24.8 feet instead of required 28 feet and to leave pool equipment having side yard of 1 foot instead of required 6 feet, Res. A District, east side of Meroke Lane (#111), 450 feet south of Manistee Lane, East Islip, NY (0500-400.00-01.00-046.000)
- 6:30 P.M. (316-25)** **BENJAMIN SORTO** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, east side of Otis Road (#45), 979.43 feet north of Woodcliff Road, Islip Terrace, NY (0500-253.00-03.00-053.000)
- 6:30 P.M. (317-25)** **SALVATORE R. MACALUSO** - permission to leave two-story elevated dwelling with roofed-over porch having front yard of 29.1 feet instead of required 40 feet, shed having side yard of 0.2 feet instead of required 4 feet and 4-foot fence in driveway sight triangle exceeding maximum height of 3 feet, Res. A District, east side of West Bay Drive (#811), 541.66 feet north of Bay 9th Street, West Islip, NY (0500-483.00-01.00-043.000)
- 6:30 P.M. (318-25)** **GREAT RIVER ENTERPRISES, LLC** - permission to erect two-story dwelling on lot having area of 11,514 sq. feet instead of required 20,000 sq. feet, lot width of 66.1 feet instead of required 100 feet, to erect roofed-over porch leaving side yards of 14 feet instead of required 18 feet and to install driveway leaving front yard occupancy of 41% instead of permitted 40%, Res. AA District, north side of River Road (#89), 145.4 feet east of New Street, Great River, NY (0500-450.00-02.00-009.000)

- 6:30 P.M. (319-25) NET ZERO BUILDING, LLC** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, to erect detached garage (22' x 30') leaving side and rear yards of 4 feet instead of required 10 feet each, having height of 14.83 feet instead of permitted 14 feet, resulting in floor area ratio of 30.92% instead of permitted 25% and to install driveway with turn-around leaving side and rear yards of 1 foot instead of required 4 feet each, Res. B District, west side of Greeley Avenue (#124), 371.11 feet north of Brook Street, Sayville, NY (0500-356.00-04.00-024.000)
- 6:30 P.M. (320-25) HAUPPAUGE LIBRARY / CREST HAUPPAUGE LLC** - permission to leave two ground signs where one is permitted and facial sign having area of 88.5 square feet instead of permitted 32 sq. feet, to install two public interest signs having area of 24 sq. feet each instead of permitted 3 sq. feet and height of 7 feet instead of permitted 5 feet. In the alternative, applicant seeks a determination that the proposed signage is exempt from local zoning regulations pursuant to the balancing test set forth in Matter of County of Monroe v. City of Rochester, Ind 1 District, southeast corner of Veterans Memorial Highway (#1373) and Sparton Lane, Hauppauge, NY (0500-026.00-02.00-012.002)
- 7:00 P.M. (321-25) PAUL DELLAUNIVERSITA** - permission to leave accessory structure (12.3' x 37.1') having height of 16.7 feet instead of permitted 14 feet, side yard of 3.4 feet instead of required 4 feet and not having 20 feet behind front line of dwelling, gazebo (12.9' x 20.7') having height of 16.2 feet instead of permitted 14 feet, located in front yard, not having 20 feet behind front line of dwelling, to leave wall (#1) having height of 9.1 feet instead of permitted 6 feet, to leave wall (#2) having height of 9.79 feet instead of permitted 4 feet and having front yard of 1.2 feet instead of required 15 feet, pool patio on side and rear property lines not having required setback of 6 feet, patio and barbeque (outdoor kitchen) on rear property line not having required setback of 4 feet and rear yard landscaping of 25.7% instead of required 40%, Res. A District, east side of Eaton Lane (#249), 1,446 feet south of Magoun Road, West Islip, NY (0500-476.00-03.00-061.000)
- 7:00 P.M. (322-25) SFG ISF BAY SHORE GARFIELD LLC / B4H INC** - permission to leave retaining wall (6.8' max. ht.) on property line not having required setback of 6 feet and to erect 6-foot chain-link fence leaving front yard of 6.5 feet instead of required 15 feet, Ind 1 / Ind 2 District, west side of Garfield Avenue (#26-28), 100 feet south of South First Street (through lot to Cleveland Avenue), Bay Shore, NY (0500-179.00-04.00-113.003 & 119.001)
- 7:00 P.M. (323-25) 660 MOTOR REALTY LLC** - permission to erect fast-food restaurant with drive-through service on lot having area of 32,370 sq. feet instead of required 45,000 sq. feet, Bus 3 District, south side of Motor Parkway (#660), 200 feet west of Brentwood Parkway, Brentwood, NY (0500-036.00-01.00-022.000)