

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 24, 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: 06/13/2025
Islip, New York

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

- 6:00 P.M. (340-25) JOSE YGLESIA, IVAN YGLESIA COLLADO and DILENY YGLESIA** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1 and to leave deck having side yard of 12 feet instead of required 14 feet, Res. B District, south side of Korol Street (#12), 250.29 feet west of Dewey Place, Bay Shore, NY (0500-340.00-03.00-009.000)
- 6:00 P.M. (341-25) JAMES ROCHE** - permission to erect one-story and two-story additions leaving side yard of 17.5 feet instead of required 18 feet and total side yards of 31.5 feet instead of required 36 feet, Res. AA District, east side of Pace Drive South (#113), 906.66 feet south of Old Pond Court, West Islip, NY (0500-479.00-04.00-008.011)
- 6:00 P.M. (342-25) KENRICK and SARA DOOKRAM** - permission to leave above-ground pool having side yard of 7.8 feet and rear yard of 9.8 feet and pool deck having side yard of 8.1 feet instead of required 10 feet each and shed having side yard of 1.2 feet instead of required 2 feet, Res. B District, east side of Merritt Street (#9), 95.58 feet south of South Dyre Avenue, West Islip, NY (0500-467.00-05.00-023.000)
- 6:00 P.M. (343-25) RANA MONGROO, TRUSTEE of JANKEE N. SINGH and KRISHENDAI N. SINGH IRREVOCABLE TRUSTS** - permission to leave roofed-over patio leaving rear yard of 23.2 feet instead of required 25 feet and floor area ratio of 30.2% instead of required 25% and shed having 13.8 feet behind front line of dwelling instead of required 20 feet, Res. B District, west side of Hyde Park Ave (#47), 220 feet south of Winchester Place, Bay Shore, NY (0500-158.00-03.00-044.000)
- 6:00 P.M. (344-25) ROBBINS WALK, LLC** - permission to reconstruct deck leaving side yard of 2 feet instead of required 5 feet, Res. BAA District, west side of Robbins Walk (#30), 180.00 feet west of Right of Way, Lonelyville, NY (0500-494.00-03.00-053.000)
- 6:00 P.M. (345-25) CHRISTOPHER ROBLES and ANYOLINA ECHEVARRIA** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, north side of Stahley Street (#79), 500 feet west of Broadway Avenue, Brentwood, NY (0500-227.00-01.00-040.000)

- 6:00 P.M. (346-25) REAL ESTATE PLAZA INC.** - permission to leave one-story dwelling with elevated entry platform having front yard of 24 feet instead of required 40 feet, 6-foot fence on property line not having required setback of 10 feet and 4-foot fence in corner sight triangle exceeding permitted height of 3 feet, Res. AA District, southwest corner of East Forks Road (#1616) and Connecticut Avenue, Bay Shore, NY (0500-225.00-01.00-038.000)
- 6:00 P.M. (347-25) SINDIA GASTON** - permission to renew accessory apartment pursuant to Islip Town Code Section 68-616, Res. AA District, north side of Beech Street (#67), 135 feet east of Islip Avenue, Islip, NY (0500-272.00-01.00-048.000)
- 6:00 P.M. (348-25) WILLOWS END 60 LLC** - permission to leave elevated dwelling occupied by legal nonconforming use having front yard of 6.18 feet instead of required 40 feet, rear yards of 5.3 feet instead of required 15 feet, decking having rear yard of 1.9 feet, detached garage and shed having rear yards of 5 feet and 7.6 feet instead of required 15 feet each, air conditioning unit having front yard of 3.1 feet instead of required 35 feet and fence having 2 feet from street pavement edge instead of required 8 feet, Bus 1 District, north side of Willow Street (#75), 918.8 feet east of Foster Avenue, Sayville, NY (0500-409.00-05.00-014.000)
- 6:00 P.M. (349-25) ALLYSSA R. BYRUS-TOPF and CHRISTOPHER PRAGUE TOPF, JR.** - permission to erect one-story addition leaving side yards of 21.3 feet and 23.6 feet instead of required 25 feet each and total side yards of 44.9 feet instead of required 60 feet, Res. AAA District, east side of Macarthur Boulevard (#441), 200 feet north of John Street, Hauppauge, NY (0500-004.00-02.00-009.000)
- 6:00 P.M. (350-25) CHRISTOPHER LEPORTE and MICHELE LEONHARDT** - permission to erect second-story addition leaving front yard of 16 feet instead of required 25 feet and roofed-over porch leaving front yard of 10.98 feet instead of permitted encroachment setback of 19 feet, to leave roofed-over patio having side yard of 8.25 feet instead of required 14 feet, to erect one and two-story additions all having total side yards of 22.75 feet instead of required 28 feet and floor area ratio of 26.31% instead of permitted 25% and to use dwelling for two-family, use only pursuant to Islip Town Code Section 68-419.1, Res. B District, south side of South Roberts Street (#321), 700 feet west of Coates Avenue, Holbrook, NY (0500-175.00-01.00-104.000)
- 6:00 P.M. (351-25) KELLY A. KOMOROWSKI** - permission to install inground pool with attached hot tub and slide leaving side yard and rear yard of 10 feet instead of required 18 feet each and to leave pergola having front yard of 26 feet instead of required 35 feet, Res. AA District, northeast corner of Wyndham Lane (#5) and Buckingham Drive, Holbrook, NY (0500-089.00-06.00-015.000)
- 6:30 P.M. (352-25) JOSE L. VELIZ** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. B District, northeast corner of Brook Avenue (#385) and Abrew Street, Bay Shore, NY (0500-315.00-03.00-011.000)

- 6:30 P.M. (353-25) JULIO and ODALIS VASQUEZ** - permission to erect second-story addition leaving side yard of 9.15 feet instead of required 14 feet, Res. B District, east side of Illinois Avenue (#1333), 50 feet south of Idaho Avenue, Bay Shore, NY (0500-317.00-01.00-044.000)
- 6:30 P.M. (354-25) RYAN and BRIANNA MECCA** - permission to erect one-story addition (16' x 31') leaving side yard of 10.2 feet instead of required 14 feet and floor area ratio of 30.5% instead of permitted 25%, Res. B District, south side of Allens Point Road (#10), 150 feet east of Degnon Boulevard, Bay Shore, NY (0500-395.00-03.00-015.000)
- 6:30 P.M. (355-25) THOMAS LOTITO, TRUSTEE of THE THOMAS LOTITO REVOCABLE TRUST** - permission to leave one-story addition (16.3' x 19.4') having rear yard of 10.4 feet instead of required 25 feet, shed having front yard of 3 feet instead of required 27 feet, pool patio having rear yard of 5.2 feet instead of required 6 feet, pool equipment having 2 feet behind front line of dwelling instead of required 4 feet and 6-foot fence on property line not having required setback of 10 feet, Res. A District, southeast corner of Grenadier Lane (#45) and Alexander Drive, East Islip, NY (0500-426.00-04.00-033.000)
- 6:30 P.M. (356-25) HABITAT FOR HUMANITY OF LONG ISLAND, INC.** - permission to erect one-story dwelling on lot having width of 50 feet instead of required 75 feet and area of 5,000 sq. feet instead of required 7,500 sq. feet, Res. B District, north side of Brewster Street, 350 feet west of Park Avenue, Bay Shore, NY (0500-315.00-01.00-052.001)
- 6:30 P.M. (357-25) JLP & ASSOCIATES INC.** - permission to subdivide lot into two parcels leaving lot areas of 8,764 sq. feet and 8,814 sq. feet instead of required 11,250 sq. feet each and to exceed compensating excavation provision 68-442A(3)(c) by proposing 20.5 cubic yards of surplus fill within the floodplain, Res. A District, west side of Bayview Avenue (#162 & 168), 468.7 feet north of Harriet Road, Bayport, NY (0500-410.00-07.00-033.000 & 034.000)
- 6:30 P.M. (358-25) H&K HOME IMPROVEMENT LLC** - permission to reconstruct 1 1/2-story dwelling to two-story dwelling on lot having area of 6,474 sq. feet instead of required 40,000 sq. feet, lot width of 50 feet instead of required 150 feet, leaving front yard of 18.5 feet instead of required 50 feet, side yards of 17.1 feet and 9.1 feet instead of required 25 feet each, total side yards of 26.96 feet instead of required 60 feet, to install egress windows leaving side yards of 6.9 feet and 13.8 feet instead of required 25 feet each, all having floor area ratio of 35% instead of permitted 25%, Res. AAA District, west side of Dow Street (#28), 825 feet north of Suffolk Avenue, Central Islip, NY (0500-098.00-01.00-022.000)

6:30 P.M.
(359-25)

SSP ROYAL PROPERTIES LLC - permission to erect two-story dwelling on lot having area of 7,500 sq. feet instead of required 11,250 sq. feet, lot width of 50 feet instead of required 75 feet, leaving side yard of 4.75 feet instead of required 14 feet, total side yards of 18.75 feet instead of required 28 feet and floor area ratio of 35.76% instead of permitted 25%, Res. A District, north side of Crooked Hill Road (#199), 653 feet east of Leahy Avenue, Brentwood, NY (0500-114.00-02.00-062.000)