

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, July 01, 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: 06/20/2025
Islip, New York

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

- 6:00 P.M. (376-25) VINCENT CHIONCHIO, LAUREN SCHMID and UNIQUE HOLDINGS OF OAKDALE, LLC** - permission to erect second-story addition leaving side yard of 24.9 feet instead of required 25 feet and total side yards of 53.2 feet instead of required 60 feet, Res. AAA District, east side of Blake Avenue (#111), 704.14 feet north of Oakwood Road, Bohemia, NY (0500-277.00-01.00-039.000)
- 6:00 P.M. (377-25) BYRON F. DUCHIMAZA, BORIS O. DUCHIMAZA BAUTISTA and ROSA S. BAUTISTA VASQUEZ** - permission to leave above-ground pool having rear yard of 10.2 feet instead of required 14 feet and air condenser not having 4 feet behind front line of dwelling, Res. A District, northwest corner of Lilmar Drive (#20) and Andrew Avenue, Islip Terrace, NY (0500-274.00-01.00-017.000)
- 6:00 P.M. (378-25) ZAIN SHERAZ** - permission to erect second-story addition leaving side yard of 13.7 feet instead of required 14 feet and floor area ratio of 28.7% instead of permitted 25%, Res. A District, east side of Campbell Lane (#27), 225 feet north of Rosemary Place, East Islip, NY (0500-399.00-05.00-007.000)
- 6:00 P.M. (379-25) MARLYN GARCIA** - permission to leave accessory structure (19.3' x 25') having side yard of 2.5 feet instead of required 4 feet, Res. A District, northwest corner of Wheeler Road (#88) and McGowan Lane, Central Islip, NY (0500-078.00-01.00-034.000)
- 6:00 P.M. (380-25) BRIDGET GERACE** - permission to leave detached garage (16.4' x 41.4') having 19.2 feet behind front line of dwelling instead of required 20 feet, driveway having side yard of 0.8 feet instead of required 4 feet, shed having side yard of 1.5 feet instead of required 2 feet and pool patio having side yard of 5 feet instead of required 6 feet, Res. A District, east side of Bay Shore Avenue (#820), 600 feet south of Rockaway Street, West Islip, NY (0500-363.00-02.00-009.000)
- 6:00 P.M. (381-25) JENNIFER BEAUCHAMP** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 and to leave shed having rear yard of 3.6 feet instead of required 4 feet, Res. A District, west side of San Juan Drive (#196), 498.56 feet north of Wayne Street, Hauppauge, NY (0500-008.00-01.00-020.000)

- 6:00 P.M. (382-25)** **ROBERT and CANDICE ABRAMSKI** - permission to leave six-foot fence on property line not having required setback of 10 feet, Res. B District, northeast corner of Greene Avenue (#307) and Puritan Road, Sayville, NY (0500-408.00-07.00-021.000)
- 6:00 P.M. (383-25)** **MATTHEW ARAZOSA** - permission to erect second-story addition leaving side yard of 12.08 feet instead of required 14 feet and floor area ratio of 26.5% instead of permitted 25%, Res. B District, west side of Community Road (#30), 240 feet south of Cooper Lane, Bay Shore, NY (0500-392.00-03.00-025.000)
- 6:00 P.M. (384-25)** **PETER BRABAZON** - permission to erect one-story addition with egress windows having front yard of 22.8 feet instead of required 30 feet, roofed-over porch having front yard of 23.2 feet instead of required 30 feet and to leave roofed-over deck having rear yard of 12.8 feet instead of required 25 feet, all having floor area ratio of 29.1% instead of permitted 25%, Res. A District, northwest corner of Wyandotte Lane (#95) and Marilyn Street, East Islip, NY (0500-374.00-02.00-008.000)
- 6:00 P.M. (385-25)** **JUAN P. CASTELLANO and JUANA I. CASTELLANO** - permission to leave roofed-over cellar entrance having side yard of 9 feet instead of required 14 feet and 4-foot fence in driveway sight triangle exceeding permitted height of 3 feet, Res. B District, west side of Claywood Drive (#138), 87.5 feet south of Sparrow Place, Brentwood, NY (0500-161.00-03.00-030.000)
- 6:00 P.M. (386-25)** **MARTHA ELENA YEPES** - permission to leave above-ground pool having rear yard of 5 feet instead of required 14 feet and patio having rear yard of 1 foot instead of required 4 feet, Res. A District, north side of Candlewood Road (#1075), 87.7 feet south of Churchill Drive, Brentwood, NY (0500-226.00-02.00-040.000)
- 6:00 P.M. (387-25)** **JAMES CONKLIN** - permission to leave above-ground pool on rear property line (encroaching onto adjacent property) and having side yard of 5.8 feet instead of required 14 feet each, having separation of 1.5 feet from the pool barrier instead of required 4 feet, shed on rear property line (encroaching onto adjacent property) not having required setback 2 feet and platform having side yard of 2.2 feet instead of required 4 feet, Res. A District, northwest corner of Bay 2nd Street (#243) and Center Bay Drive, West Islip, NY (0500-478.00-01.00-005.000)
- 6:30 P.M. (388-25)** **KENSINGTON REALTY LLC** - permission to erect two-story dwelling on lot having wetlands yield of 0.86 instead of required 1.0, Res. AAA District, east side of Old Broadway Avenue (#81), 75 feet north of Old Montauk Highway, Sayville, NY (0500-332.00-02.00-002.000)
- 6:30 P.M. (389-25)** **HERIBERTO AMAYA VELASQUEZ** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 on lot having width of 65 feet instead of required 75 feet, Res. B District, north side of West William Street (#18), 400 feet west of Brook Avenue, Bay Shore, NY (0500-341.00-02.00-071.000)

6:30 P.M. (390-25) CAROLINA ESTRELLA - permission to erect second-story addition with cantilever leaving side yards of 7.66 feet and 9.91 feet instead of required 14 feet each and total side yards of 17.57 feet instead of required 28 feet, Res. A District, south side of Second Avenue (#41), 66.7 feet west of Maple street, Central Islip, NY (0500-121.00-01.00-025.000)

6:30 P.M. (391-25) CHRIS NOWELS - permission to leave first-story deck having side yard of 0.1 feet and 0.5 feet instead of required 5 feet each, second-story deck having front yard of 12.5 feet instead of required 25 feet, side yard of 10.4 feet instead of required 15 feet and roofed-over second-story deck having rear yard of 22.2 feet instead of required 25 feet, all having floor area ratio of 36.8% instead of required 30%, Res. BAA District, east side of Seabay Walk (#103), 446.81 feet north of Maple Court, Kismet, NY (0500-491.00-04.00-052.000)

Adjourned from May 27, 2025

6:30 P.M. (279-25) JOHN and MIRIAM DOREMUS - permission to leave detached roof-over leaving height of 20.25 feet instead of permitted 14 feet, rear yard of 2.5 feet instead of required 10 feet and rear yard occupancy of 33.5% instead of permitted 12.5%, Res. BAA District, southwest corner of Sloop Walk (#11) and Club Walk, Summer Club, NY (0500-496.00-02.00-008.069)

Adjourned from July 16, 2024

6:30 P.M. (428-24) JOHN and SHANNON DiPAOLA - permission to establish legal nonconforming use of livable space for recreation use within accessory structure and to leave gazebo having 53.5 feet in front of dwelling instead of required 20 feet behind front line, Res. A District, north side of Shinnecock Lane (#131), 834.7 feet west of Woodland Drive, East Islip, NY (0500-398.00-03.00-058.000)