

## Public Notice

**NOTICE IS HEREBY GIVEN** that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, August 26, 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: 08/19/2025  
Islip, New York

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

- 6:00 P.M. (472-25)** **TIMOTHY ZIEGLER and MELODIE MCMILLEN** - permission to establish two family, family use only pursuant to Islip Town Code Section 68-419.1, Res. A District, east side of Karen Drive (#29), 57.23 feet south of Squaw Lane, Sayville, NY (0500-283.00-03.00-025.000)
- 6:00 P.M. (473-25)** **STEPHEN and JULIE MARIE JONES** - permission to leave pool patio having rear yard of 5 feet and side yard of 0.3 feet instead of required 6 feet each, pool equipment having side yard of 4.6 feet instead of required 6 feet and 6-foot fence having front yard of 5 feet instead of required 15 feet, Res. B District, east side of Oak Neck Road (#402), 60 feet north of Fourth Street, West Islip, NY (0500-457.00-01.00-017.000)
- 6:00 P.M. (474-25)** **BRIAN and MARGARETA CHOLERTON** - permission to leave pool patio having side yard of 0.5 feet instead of required 6 feet and shed having side yard of 0.5 feet instead of required 2 feet, Res. A District, south side of Roslyn Street (#92), 72 feet west of Wantagh Avenue, Islip Terrace, NY (0500-297.00-01.00-090.003)
- 6:00 P.M. (475-25)** **JUAN BURUCA and YAJAYRA BURUCA** - permission to leave one-story addition (4' x 6.5') having side yard of 10.5 feet instead of required 14 feet and total side yards of 25.4 feet instead of required 28 feet, patio having side yard of 1 foot instead of required 4 feet and driveway having side yard of 0.3 feet instead of required 4 feet, Res. B District, south side of McClellan Avenue (#4), 84.77 feet west of East Third Avenue, Bay Shore, NY (0500-290.00-01.00-128.000)
- 6:00 P.M. (476-25)** **MICHAEL and MARIA FANIZZI** - permission to install pool patio having side and rear yard of 3 feet instead of required 6 feet each and to leave 6-foot high fence in driveway sight distance triangle exceeding permitted height of 3 feet, Res. B District, south side of Maddox Avenue (#68), 225 feet west of Peckham Avenue, Islip, NY (0500-343.00-02.00-086.004)
- 6:00 P.M. (477-25)** **JOHN P. McKEON, JR.** - permission to leave second-story addition (20' x 25') having side yard of 10 feet instead of required 18 feet, Res. AA District, west side of Vanderbilt Boulevard (#320), 150 feet south of Oakton Avenue, Oakdale, NY (0500-377.00-01.00-059.000)

- 6:00 P.M. (478-25)** **JOHN and JOYCE FELDER TRUST KIMBERLY MACARIO TRUSTEE** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, to leave one-story addition (6' x 11.7') having front yard of 36 feet and portico having front yard of 30 feet instead of required 40 feet each, shed having 16 feet behind front line of dwelling instead of required 20 feet, above-ground pool having side yard of 10.7 feet instead of required 14 feet, pool deck having side yard of 4 feet instead of required 10 feet and patio on side property line not having required setback of 4 feet, Res. A District, north side of Craig Road (#67), 768.06' southeast of Woods Road, Islip Terrace, NY (0500-276.00-01.00-010.000)
- 6:00 P.M. (479-25)** **KAREN KAYOLA and HENRY WEIDNER III** - permission to leave above-ground pool and pool deck having rear yard of 6 feet instead of required 10 feet each, shed (12.3' x 20.3') having side yard of 1.4 feet and rear yard 2.4 feet instead of required 4 feet each and pool equipment having rear yard of 2.3 feet instead of required 6 feet, Res. B (278) District, southwest corner of Dashen Lane (#12) and Glenmere Way, Holbrook, NY (0500-195.00-02.00-046.000)
- 6:00 P.M. (480-25)** **JOSHUA CATTELL** - permission to erect roofed-over deck resulting in floor area ratio of 25.7% instead of permitted 25%, Res. B District, east side of Durham Road (#739), 125 feet south of Third Street, Sayville, NY (0500-305.00-02.00-030.000)
- 6:00 P.M. (481-25)** **PRZEMYSLAW CHABEREK** - permission to leave 5-foot fence and pillars having front yard of 3.2 feet instead of required 15 feet, Res. A District, east side of Davison Lane East (#49), 713.29 feet south of Magoun Road, West Islip, NY (0500-477.00-01.00-041.000)
- 6:00 P.M. (482-25)** **PARAMITA BHATTACHARYA** - permission to leave dwelling having rear yard of 17.5 feet instead of required 25 feet and second-story deck having side yard of 12.5 feet instead of required 14 feet, Res. B District, north side of Mollie Boulevard (#519), 75 feet west of Broadway Avenue, Holbrook, NY (0500-129.00-02.00-009.010)
- 6:00 P.M. (483-25)** **ERIC and ANA CISNEROS** - permission to leave roofed-over porch having side yard of 11.6 feet and 13 feet instead of required 14 feet each, egress window having side yard of 9.6 feet instead of required 14 feet, shed (#1) having side yard of 1.4 feet instead of required 2 feet, shed (#2) having side yard of 1.4 feet instead of required 2 feet in line with dwelling instead of required 4 feet behind front line of dwelling, pool patio on side property line and having side yard of 4 feet and rear yard of 5.25 feet instead of required 6 feet, pool equipment having side yard of 3.3 feet and rear yard of 3.1 feet instead of required 6 feet each, rear yard landscaping of 22.96% instead of required 40% and patio and driveway on side property line and having side yard of 0.8 feet instead of required 4 feet each, Res. A District, south side of Irving Place (#4), 82 feet west of Carleton Avenue, Islip Terrace, NY (0500-273.00-01.00-089.002)

- 6:00 P.M. (484-25) MIGUEL S. ALAYO** - permission to leave accessory structure (16.3' x 25.2') having side yard of 3.9 feet instead of required 10 feet, height of 16 feet instead of permitted 14 feet and two stories instead of permitted one story and to leave patio on side property line not having required setback of 4 feet, Res. A District, west side of Namdac Avenue (#1156), 825 feet south of Diamond Street, Bay Shore, NY (0500-390.00-01.00-057.000)
- 6:30 P.M. (485-25) CORY R. TUFANO** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 and to leave shed having side yard of 0.2 feet and rear yard of 1.1 feet instead of required 2 feet each, Res. A District, north side of Simmons Drive (#139), 98.3 feet west of Country Village Lane, East Islip, NY (0500-400.00-04.00-015.000)
- 6:30 P.M. (486-25) KENNETH ABRUZZI and GEORGE MURRAY** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 and to leave driveway on side property line not having required setback of 4 feet, Res. B District, southwest corner of Cypress Street (#60) and Nicoll Avenue, Central Islip, NY (0500-143.00-02.00-011.000)
- 6:30 P.M. (487-25) GARY J. NASTA and FLORENCE NASTA** - permission to leave second-story addition (12' x 37') having side yard of 10 feet instead of required 14 feet and total side yards of 26.1 feet instead of required 28 feet, Res. A District, east side of Gladstone Avenue (#47), 54.64 feet north of Third Street, West Islip, NY (0500-468.00-05.00-010.000)
- 6:30 P.M. (488-25) ANTHONY V. COLLETTI** - permission to establish accessory apartment pursuant to Islip Town Section 68-602 leaving second front door where a maximum of one visible front entrance is permitted, to leave retaining wall (3' ht.) having side yard of 2 feet instead of required 4 feet and 4-foot fence in driveway sight distance triangle exceeding permitted height of 3 feet, Res. B District, east side of Lombardy Boulevard (#289), 355 feet north of Howell's Road, Bay Shore, NY (0500-340.00-02.00-007.000)
- 6:30 P.M. (489-25) 104 SCHMIDT AVENUE LLC** - permission to leave one-story addition (8.3' x 16.7') having side yard of 8.1 feet instead of required 14 feet and rear yard of 18 feet instead of required 25 feet, Res. B District, south side of Schmidt Avenue (#104), 200 feet west of Orgas Street Holbrook, NY (0500-107.00-01.00-010.002)
- 6:30 P.M. (490-25) JOSE R. VILLATORO** - permission to renew and transfer permit for accessory apartment to a subsequent property owner pursuant to Islip Town Code Section 68-616 and 68-618, Res. A District, north side of Doolittle Street (#49), 525 feet west Nimitz Avenue, Brentwood, NY (0500-135.00-03.00-041.000)

- 6:30 P.M. (491-25) JOSEPH LAUNDRIE** - permission to erect second-story addition (26.5' x 35.9') leaving front yard of 23.9 feet instead of required 25 feet and side yard of 5.86 feet instead of required 14 feet, to leave one-story addition (2.3' x 8.5') having side yard of 3.56 feet instead of required 14 feet and total side yards of 21.78 feet instead of required 28 feet and chicken coop having rear yard of 4.2 feet and side yard of 4.1 feet instead of required 10 feet each, Res. B District, west side of Washington Avenue (#72), 364 feet north of Avon Place, West Sayville, NY (0500-381.00-03.00-046.000)
- 7:00 P.M. (492-25) WJJ FIRE ISLAND HOLDINGS LLC** - permission to leave glass and metal sport court fence having height of 13.2 feet instead of permitted 8 feet, Res. AAA District, west side of Ocean Avenue (#274), 494.96 feet south of Maple Street, Islip, NY (0500-422.00-01.00-007.001)
- 7:00 P.M. (493-25) SP ST LLC** - permission to install hot tub leaving front yard of 35.3 feet instead of required 60 feet, addition to decking leaving rear yard of 11.6 feet instead of required 15 feet and to erect one-story addition leaving first floor elevation of 17.3 feet instead of permitted 13 feet; resulting in floor area ratio of 36.0% instead of permitted 30%, Res. BAA District, east side of Homesite Avenue (#52), 314.60 feet south of Neptune Walk, Seaview, NY (0500-497.00-05.00-039.000)
- 7:00 P.M. (494-25) BEACH HOUSE 21 LLC** - permission to erect two-story dwelling and decking on lot having area of 5,625 sq. feet instead of required 6,000 sq. feet, lot width of 50 feet instead of required 60 feet and floor area ratio of 39.79% instead of permitted 30%, elevated deck leaving side yard of 11 feet instead of required 15 feet, outdoor shower having front yard of 25 feet instead of required 60 feet and side yard of 6 feet instead of required 10 feet and shed having height of 20.4 feet instead of permitted 14 feet, Res. AAAB District, east side of Sextant Walk (#23), 449.15 feet south of Fire Island Lighthouse Baseline, Robbins Rest, NY (0500-496.00-01.00-052.000)