

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, October 28, 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: 10/16/2025
Islip, New York

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

- 6:00 P.M. (627-25) STEVEN and DONNA CHIAVOLA** - permission to leave above-ground pool having rear yard of 15.6 feet instead of required 18 feet, Res. AA (278) District, east side of Nimbus Road (#127), 185.73 feet north of Spad Lane, Holbrook, NY (0500-177.00-04.00-015.000)
- 6:00 P.M. (628-25) MICHAEL DIPIETRO** - permission to leave wall having rear yard of 3 feet instead of required 4 feet, pool patio having side yard of 5 feet instead of required 6 feet, patio having side yard of 2.6 feet instead of required 4 feet and shed having side and rear yards of 3.7 feet instead of required 4 feet each, Res. B District, north side of Fir Grove Road (#311), 100 feet east of Port Avenue, Ronkonkoma, NY (0500-046.00-02.00-023.000)
- 6:00 P.M. (629-25) TERRENCE M. QUINN JR.** - permission to leave roofed-over basement entrance having side yard of 12.1 feet instead of required 14 feet, shed having side yard of 0.8 feet instead of required 2 feet, having 16 feet behind front line of dwelling instead of required 20 feet, Res. B District, south side of Jackson Street (#46), 110.57 feet east of Irish Lane, East Islip, NY (0500-321.00-01.00-050.000)
- 6:00 P.M. (630-25) YOUSUFUDDIN SYED FAMILY TRUST** - permission to leave one-story addition (14.2' x 36.6') having side yard of 21.5 feet instead of required 25 feet, basement entrance having front yard of 42.6 feet and egress windows having front yard of 43.6 feet instead of required 50 feet each, Res. AAA District, southwest corner of Motor Parkway (#1220) and Val-Ray Boulevard, Central Islip, NY (0500-040.00-02.00-021.000)
- 6:00 P.M. (631-25) LUCAS C. INGRAM and JULIANNE RILEY INGRAM** - permission to leave shed (7.7' x 9.7') having 7 feet behind front line of dwelling instead of required 20 feet and driveway on side property line not having required setback of 4 feet, Res. A District, south side of Judith Place (#12), 179.87 feet east of Quintuck Lane, East Islip, NY (0500-399.00-04.00-071.000)

- 6:00 P.M. (632-25)** **C & J HOME SOLUTIONS INC.** - permission to leave second-story addition (4' x 8.5') having front yard of 24.6 feet instead of required 25 feet, rear addition having side yard of 10.7 feet instead of required 14 feet and second-story addition having side yard of 12.7 feet instead of required 14 feet, Res. B District, east side of West Second Street (#99), 63.04 feet south of Richland Boulevard, Ronkonkoma, NY (0500-009.00-05.00-035.001)
- 6:00 P.M. (633-25)** **KAREN ALMENDAREZ and ALEJANDRA ESTHEFANY BUSTILLO** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, to leave patio having side yard of 1.5 feet instead of required 4 feet and driveway on side property line not having required setback of 4 feet, Res. A District, west side of North Gardiner Drive (#1570), 2,680 feet north of Privet Place, Bay Shore, NY (0500-243.00-02.00-025.000)
- 6:00 P.M. (634-25)** **JASON and KRISTINA O'NEILL** - permission to erect one-story addition leaving floor area ratio of 26.7% instead of permitted 25%, to leave patios on side property line not having required setback of 4 feet and shed having side yard of 1.1 feet instead of required 2 feet, having 9 feet behind front line of dwelling instead of required 20 feet, Res. A District, north side of Seaquams Lane North (#29), 65 feet west of Eaton Lane, West Islip, NY (0500-472.00-03.00-003.000)
- 6:00 P.M. (635-25)** **ROBERT ALBINOWSKI** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1 and to erect second story deck leaving rear yard of 18.16 feet instead of required 25 feet, Res. A District, southwest corner of Suydam Lane (#2), and Middle Road, Bayport, NY (0500-384.00-05.00-012.000)
- 6:00 P.M. (636-25)** **REIFFE FAMILY TRUST, JEFFREY and TONI-ANN REIFFE, CO-TRUSTEES** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. B District, south side of Joseph Street (#44), 402.33 feet east of Johnson Avenue, Sayville, NY (0500-330.00-05.00-001.007)
- 6:00 P.M. (637-25)** **ARIEL and MERLEY MANZUETA** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 on lot having width of 68.06 feet instead of required 75 feet, Res. A District, west side of Nichols Road (#524), 470.34 feet north of Seusing Boulevard, Hauppauge, NY (0500-019.00-02.00-039.000)
- 6:00 P.M. (638-25)** **JOSE HERRERA and KATY MARISELA TURCIOS SANTOS** - permission to leave chicken coop having rear yard of 3.5 feet and side yard of 7.2 feet instead of required 10 feet each and roofed-over patio on side property line not having required setback of 4 feet, Res. A District, east side of Ferndale Boulevard (#845), 115 feet north of Peach Street, Central Islip, NY (0500-206.00-01.00-052.000)
- 6:00 P.M. (639-25)** **RAZIB AHAMED and LABONY SULTANA** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, east side of Thompson Drive (#1399), 200 feet south of Fire Road, Bay Shore, NY (0500-313.00-01.00-044.000)

6:30 P.M. (640-25) GILBERT JR. and LORI D'ANDREA - permission to erect two-story dwelling leaving front yard of 36.8 feet instead of required 40 feet, second front yard of 21.25 feet instead of required 22 feet and floor area ratio of 31.8% instead of permitted 25%, to install hot tub leaving rear yard of 6 feet instead of required 14 feet, pool deck leaving side yard of 4.6 feet instead of required 10 feet and walkways occupying 13.53% of front yard instead of permitted 12%, Res. A District, northwest corner of Sunset Drive (#154), and Palmer Circle, Sayville, NY (0500-430.00-05.00-019.000)

6:30 P.M. (641-25) JOHN T. and BARBARA GIEBEL - permission to leave one-story addition (8.4' x 10.4') having rear yard of 15.7 feet instead of required 25 feet resulting in floor area ratio of 46% instead of permitted 25% and to leave second-story deck having side yard of 13.5 feet instead of required 14 feet, Res. B District, west side of Cherokee Avenue (#94), 514.75 feet north of Third Street, West Islip, NY (0500-457.00-02.00-071.000)

Adjourned from September 09, 2025

6:30 P.M. (534-25) THOMAS F. and KIMBERLY D. O'MALLEY - permission to renew permit to maintain corral in front yard when permitted only behind rear line of dwelling pursuant to Town Code Section 12-27(A)(4) and 12-28, Res. AA District, south side of Allwood Avenue (#215), 136.57 feet east of Deer Path Road, Central Islip, NY (0500-123.00-03.00-019.002)

6:30 P.M. (642-25) JANE DIETZ - permission to elevate dwelling leaving side yard of 8 feet instead of required 10 feet and rear yard of 21.5 feet instead of required 25 feet, deck (7 - 9' above grade) leaving front yard of 22.1 feet instead of required 25 feet, side yards of 6 feet and 8.1 feet and rear yard of 10 feet instead of required 15 feet each, leaving floor area ratio of 46.7% instead of permitted 30%, shed leaving height of 22 feet instead of permitted 14 feet, shower leaving side yard of 6 feet instead of required 15 feet and height of 19 feet instead of permitted 14 feet and laundry shed leaving height of 19 feet instead of permitted 14 feet, Res. BAA District, west side of Seabay Walk (#86), 191.49 feet north of Maple Court, Kismet, NY (0500-491.00-04.00-007.000)

6:30 P.M. (643-25) SETH PORDY and BRITTANY KAHN - permission to erect second-story addition (30.3' x 56.2' Irrg.) leaving front yard of 23.3 feet and roofed-over porch leaving front yard of 19.5 feet instead of required 50 feet each, side yards of 7.66 feet and 7.08 feet instead of required 25 feet and total side yards of 14.74 feet instead of required 60 feet, leaving floor area ratio of 31% instead of permitted 25% and to leave above-ground pool having side yard of 8 feet instead of required 18 feet, Res. AAA District, east side of Fairview Place (#17), 279.5 feet south of Woodcrest Drive, Hauppauge, NY (0500-013.00-02.00-035.000)

- 6:30 P.M. (644-25)** **HGTV MCM LLC** - permission to subdivide lot into two parcels; Lot 1 - to erect two-story dwelling leaving floor area ratio of 29.95% instead of permitted 25% and Lot 2 - to erect two-story dwelling leaving floor area ratio of 29.9% instead of permitted 25%, Res. B District, south side of West 5th Street (#122), 200 feet west of Spruce Avenue, West Islip, NY (0500-388.00-02.00-002.000 & 003.000)
- 7:00 P.M. (645-25)** **FRANK JOEL MONTERO** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 and to leave accessory structure having height of 19 feet instead of permitted 14 feet having two stories instead of maximum permitted one story, Res. B District, east side of East Third Avenue (#1393), 122.88 ft. north of Greenwood Road, Bay Shore, NY (0500-290.00-02.00-005.001)
- 7:00 P.M. (646-25)** **HOME DREAM BUILDERS LLC** - permission to subdivide parcel into three lots; Lot 1 - to erect two-story dwelling on lot having area of 17,820 sq. feet instead of required 20,000 sq. feet, Lot 2 - to erect two-story dwelling on lot having area of 17,820 sq. feet instead of required 20,000 sq. feet and Lot 3 - to erect two-story dwelling on lot having width of 93.86 feet instead of required 100 feet throughout and area of 17,818 sq. feet instead of required 20,000 sq. feet, Res. AA District, northwest corner of Amityville Street (#287) and Connetquot Avenue, Islip Terrace, NY (0500-231.00-01.00-027.000)