

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, December 09, 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: 11/21/2025
Islip, New York

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

- 6:00 P.M. (718-25) THOMAS and JEANNINE CHEBUSKE** - permission to leave above-ground pool having side yard of 13.5 feet instead of required 14 feet and shed having side yard of 0.5 feet instead of required 2 feet, Res. A District, north side of Lagoon Place (#60), 70 feet west of Irish Lane, East Islip, NY (0500-320.00-04.00-033.003)
- 6:00 P.M. (719-25) PASTORA YANES** - permission to use dwelling for two-family, family use only pursuant to Section 68-419.1, Res. A District, southerly terminus of Lincoln Avenue (#66), 150 feet south of Hancock Street, Brentwood, NY (0500-093.00-04.00-092.001)
- 6:00 P.M. (720-25) DANIEL JOSE BAQUET** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68.419.1, Res. AA District, west side of Anthony Lane (#2), 102.87 feet south of Maria Court, Holbrook, NY (0500-153.00-01.00-035.003)
- 6:00 P.M. (721-25) WILLIAM CONLEY IRREVOCABLE TRUST and DOLORES CONLEY IRREVOCABLE TRUST** - permission to leave pool patio having side yard of 4 feet instead of required 6 feet and to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, south side of Rosemary Place (#44), 300 feet west of Campbell Lane, East Islip, NY (0500-425.00-03.00-018.000)
- 6:00 P.M. (722-25) DOLESHA NATASHA SINANAN and ANNMARIE MAHDOO** - permission to leave patio on rear property line not having required setback of 4 feet, Res. B District, south side of Moffitt Boulevard (#16), 100 feet west of Garfield Avenue, East Islip, NY (0500-346.00-01.00-042.000)
- 6:00 P.M. (723-25) KYLE and CHRISTINA CIOLINO** - permission to leave roofed-over patio resulting in floor area ratio of 28% instead of permitted 25%, shed having side yard of 1.9 feet instead of required 2 feet, pool patio having side yard of 4.1 feet and rear yard of 3.8 feet instead of required 6 feet each and pool equipment having side and rear yard of 5 feet instead of required 6 feet each, Res. B District, south side of Dougherty Avenue (#122), 620 feet west of Coates Avenue, Holbrook, NY (0500-087.00-02.00-042.000)
- 6:00 P.M. (724-25) THOMAS and CHERYL HUBER** - permission to erect roofed-over deck leaving floor area ratio of 29.33% instead of permitted 25%, Res. A District, west side of Namdac Avenue (#1112), 375 feet south of Runyon Street, Bay Shore, NY (0500-416.00-01.00-019.000)

- 6:00 P.M. (725-25)** **RAUL SANCHEZ** - permission to erect second-story addition leaving floor area ratio of 29.87% instead of permitted 25%, to leave patios on side property line and side yard of 2.2 feet and driveway having side yard of 1.1 feet instead of required 4 feet each, Res. B District, east side of Pine Grove Boulevard, 320 feet south of Prospect Place, Bay Shore, NY (0500-200.00-02.00-071.000)
- 6:00 P.M. (726-25)** **DIANE DESTEFANO** - permission to erect one-story addition (5.6' x 12.9') leaving side yard of 13.2 feet instead of required 14 feet and one-story addition (6' x 12.7') leaving floor area ratio of 28.1% instead of permitted 25%, to leave patio and driveway on side property line not having required setback of 4 feet each, Res. B District, east side of Washington Avenue (#35), 24.46 feet north of Briar Circle, West Sayville, NY (0500-407.00-02.00-010.000)
- 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)
- 6:00 P.M. (727-25)** **PETER VELKER** - permission to establish legal nonconforming use of accessory structure and to leave less than 25% expansion, having height of 16 feet instead of permitted 14 feet to leave driveway having side yard of 1.9 feet instead of required 4 feet, Res. A District, east side of Matinecock Avenue (#65), 100 feet north of Manistee Lane, East Islip, NY (0500-399.00-02.00-010.000)
- 6:00 P.M. (728-25)** **SANDRA J. ROBERTS** - permission to erect one-story addition leaving rear yard of 19.5 feet instead of required 25 feet and floor area ratio of 31.6% instead of permitted 25% and to establish accessory apartment pursuant to Islip Town Code Section 68-602 with driveway not meeting Engineering specifications, Res. B District, northeast corner of Seafield Lane (#49) and Cooper Lane, Bay Shore, NY (0500-418.00-02.00-004.001)
- 6:30 P.M. (729-25)** **KEITH KIRSCHENHEITER and LAURIE GENATOSSIO** - permission to erect second story addition (8.6' x 27.9') leaving floor area ratio of 26% instead of permitted 25%, Res. A District, north side of Plum Place (#27), 619.8 feet west of Meeks Lane, Islip, NY (0500-345.00-02.00-065.000)
- 6:30 P.M. (730-25)** **THOMAS RUSKIN** - permission to install hot tub leaving side yard of 7 feet instead of required 10 feet, Res. BAA District, west side of Ivy Avenue (#33), 210 feet north of Neptune Walk, Seaview, NY (0500-497.00-05.00-053.001)

- 6:30 P.M. (731-25)** **28 EVERGREEN REALTY LLC** - permission to erect first-story and second-story additions resulting in floor area ratio of 38.71% instead of permitted 30% and to erect roofed-over deck leaving front yard of 19.1 feet instead of required 25 feet, Res. BAA District, east side of Evergreen Avenue (#28), 200 feet south of Central Walk, Seaview, NY (0500-497.00-04.00-032.000)
- 6:30 P.M. (732-25)** **REINA MORENO** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 having gross floor area of 968 square feet instead of permitted 800 square feet, resulting in floor area ratio of 31.3% instead of permitted 25% and to leave driveway having side yard of 0.8 feet instead of required 4 feet, Res. B District, east side of Branch Avenue (#165), 80 feet south of Sassafras Street, Central Islip, NY (0500-140.00-02.00-033.002)
- 6:30 P.M. (733-25)** **VINCENT A. and DAYNA G. PAPPALARDO, TRUSTEES of the VINCENT and DAYNA PAPPALARDO LIVING TRUST** - permission to erect one-story addition (12.8' x 30.4') leaving side yard of 15 feet instead of required 25 feet, Res. AAA District, northeast corner of Post Lane (#1) and Saxon Avenue, Bay Shore, NY (0500-421.00-01.00-017.011)
- 6:30 P.M. (734-25)** **DUANNE SANTOS and ALYSSA ERCOLINO** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. A District, west side of Somerset Avenue (#14), 493.79 feet north of Montauk Highway, East Islip, NY (0500-372.00-01.00-075.001)

Adjourned from October 28, 2025

- 6:30 P.M. (642-25)** **JANE DIETZ** - permission to elevate one-story dwelling leaving side yard of 8 feet instead of required 10 feet and rear yard of 21.5 feet instead of required 25 feet, to erect deck 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, to erect elevated shed (5' x 10') leaving side yard of 6 feet instead of required 10 feet, to relocate and elevate shed (8' x 10') leaving rear yard of 5 feet instead of required 10 feet, to erect laundry shed leaving rear yard of 5 feet instead of required 10 feet and outdoor shower leaving rear yard of 5 feet instead of required 15 feet, all having floor area ratio of 46.7% instead of permitted 30%, 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. (735-25)** **JULIO C. PEREZ and SENEN HUMBERTO VERA and DIANA M. MATUTE** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, to leave 3 chicken coops having rear yard of 4.4 feet instead of required 10 feet, 6-foot fence on property line not having required setback of 10 feet and 4-foot fence in driveway sight distance triangle exceeding permitted height of 3 feet, Res. A District, southeast corner of Patton Street (#2) and Eisenhower Avenue, Brentwood, NY (0500-135.00-01.00-052.000)

6:30 P.M. (736-25) RICHARD and JACLYN GRANDO - permission to erect two-story dwelling leaving floor area ratio of 31.5% instead of permitted 25%, to install pool patio leaving rear yard of 4.5 feet instead of required 6 feet, bulkhead walkway on side property lines not having required setback of 4 feet each and to maintain rear yard landscaping of 33% instead of required 40%, Res. A District, east side of Davison Lane East (#37), 1350.22 feet south of Magoun Road, West Islip, NY (0500-477.00-01.00-036.000)

7:00 P.M. (737-25) MARCOS HOME IMPROVEMENT CORPORATION - permission to subdivide lot into two parcels; Lot 1 - to erect two-story dwelling on conforming lot and Lot 2 - to erect two-story dwelling on lot having width of 92.97 feet instead of required 100 feet and area of 18,514.98 sq. feet instead of required 20,000 sq. feet, Res. AA District, northeast corner of Fourth Avenue (#23) and Third Avenue, Brentwood, NY (0500-160.00-01.00-032.000)

7:00 P.M. (738-25) 86 EMJAY BOULEVARD LLC - permission to erect one-story addition leaving side yard of 10 feet and rear yard of 34.1 feet instead of required 45 feet each and floor area ratio of 43.11% instead of permitted 35%, to erect 4.5-foot fence leaving front yard of 1 foot instead of required 15 feet and located in driveway sight distance triangles exceeding permitted height of 3 feet, Ind 1 District, west side of Emjay Boulevard (#86), 3,260.22 feet north of Suffolk Avenue, Brentwood, NY (0500-134.00-02.00-002.000)