

## Public Notice

**NOTICE IS HEREBY GIVEN** that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, February 10, 2026** 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: 01/30/2026  
Islip, New York

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

- 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. (085-26) NICHOLAS PAUL ZOTTO and BARBARA W. ZOTTO, TRUSTEES of the ZOTTO REVOCABLE LIVING TRUST** - permission to leave pool patio having side yard of 4.5 feet instead of required 6 feet, Res. A District, west side of Harvest Lane (#68), 80 feet north of Lamoka Place, West Islip, NY (0500-336.00-02.00-087.000)
- 6:00 P.M. (086-26) GERALD and LISA LACLAIR** - permission to leave deck having side yard of 3.5 feet instead of required 4 feet, shed having side yard of 1.7 feet instead of required 2 feet and pool deck having side yard of 2 feet instead of required 6 feet, Res. A District, west side of Peter Paul Drive (#704), 150 feet south of Butler Street, West Islip, NY (0500-456.00-03.00-044.000)
- 6:00 P.M. (087-26) ROBERT J. and STACY M. MOORE** - permission to erect one-story addition (17.1' x 20') leaving side yard of 11.7 feet instead of required 14 feet and floor area ratio of 25.75% instead of permitted 25%, Res. A / B District, east side of Union Avenue (#181), 560.6 feet north of Maple Street, Islip, NY (0500-396.00-05.00-025.000)
- 6:00 P.M. (088-26) CARA PITTA** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, to leave pool patio having rear yard of 3.7 feet and pool equipment having rear yard of 2.5 feet instead of required 6 feet each, Res. A District, north side of Hollister Lane (#31), 264.32 feet east of South Bay Avenue, Islip, NY (0500-371.00-02.00-069.000)
- 6:00 P.M. (089-26) DARRYL BROOKS** - permission to leave one-story addition (10.6' x 12.6') having side yard of 10.5 feet and egress window having side yard of 6.6 feet instead of required 14 feet each, pond having side yard of 1.9 feet instead of required 4 feet, driveway on side property line not having required setback of 4 feet and front yard occupancy of 47% instead of permitted 40%, Res. B District, south side of Satinwood Street (#58), 100 feet west of Nicholl Avenue, Central Islip, NY (0500-166.00-02.00-027.000)

- 6:00 P.M. (090-26) MARK and ALEXA GEIERSBACH WANNERMEYER** - permission to erect second-story addition leaving side yard of 13.1 feet instead of required 14 feet, front yard of 34.4 feet and roofed-over porch having front yard of 29.1 feet instead of required 40 feet and floor area ratio of 26.4% instead of permitted 25%, Res. A District, south side of Berard Boulevard (#11), 416.86 feet east of Montauk Highway, Oakdale, NY (0500-353.00-02.00-070.000)
- 6:00 P.M. (091-26) MARK and VICTORIA ROMANELLI** - permission to erect second story addition leaving side yard of 12.6 feet and one-story roof line alteration leaving side yard of 11.3 feet instead of required 14 feet each, total side yards of 23.9 feet instead of required 28 feet and floor area ratio of 29.9% instead of permitted 30%, Res. B District, north side of Jefferson Avenue (#1409), 180 feet west of Alden Avenue, West Islip, NY (0500-362.00-03.00-070.000)
- 6:00 P.M. (092-26) CHELSEA M. RODLAND and THOMAS J. RODLAND LIVING TRUST** - permission to erect roofed-over porch leaving front yard (through lot) of 22.8 feet instead of required 30 feet, to leave shed having front yard of 6.8 feet instead of required 25 feet and fence on front property line not having required setback of 5 feet from pavement edge, Res. A District, north side of Benjamin Street (#187), 200 feet south of Alexander Avenue (through lot to Oliver Street), Holbrook, NY (0500-128.00-02.00-028.001)
- 6:00 P.M. (093-26) SAMONA JONES and CARMELLA JONES-ZOE** - permission to leave shed having side yard of 1.7 feet instead of required 2 feet and driveway on side property line not having required setback of 4 feet and front yard occupancy of 66.11% instead of permitted 40%, Res. A District, west side of Carleton Avenue (#26), 546 feet north of Fisher Avenue, Islip Terrace, NY (0500-273.00-01.00-012.000)
- 6:00 P.M. (094-26) JASON BONITO** - permission to leave above-ground pool having rear yard of 6 feet and pool deck having rear yard of 3.5 feet instead of required 10 feet each and roofed-over entrance having rear yard of 12 feet instead of required 25 feet, Res. B District, northeast corner of Adams Avenue (#19) and Spruce Street, Brentwood, NY (0500-115.00-03.00-098.000)
- 6:00 P.M. (095-26) MYRNA THOMAS GENEUS** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, leaving second front door where a maximum of one visible front door is permitted, to leave one-story addition (14.7' x 23') having side yard of 9.1 feet instead of required 14 feet, patio having side of 0.2 feet instead of required 4 feet, roofed-over patio having rear yard of 1 foot and shed having side yard of 1.2 feet and rear yard of 1.6 feet instead of required 2 feet each, Res. B District, west side of Thompson Drive (#1092), 375 feet south of Diamond Street, Bay Shore, NY (0500-364.00-01.00-099.000)

- 6:00 P.M. (096-26) MICHAEL DRAIZEN** - permission to leave inground pool having side yard of 9.6 feet and rear yard of 11.1 feet instead of required 14 feet each, pool patio having side yard of 3.6 feet instead of required 6 feet, walls having side yard of 1 foot and 2.3 feet instead of required 4 feet each, dock on side property lines not having required setback of 4 feet each and rear yard landscaping of 29% instead of required 40%, Res. A District, west side of Anchorage Drive (#172), 165 feet north of Drake Court, West Islip, NY (0500-479.00-01.00-013.000)
- 6:30 P.M. (097-26) MICHAEL and TARA NEIDHART and DALE A. and TERESA A. GROSS** - permission to erect one-story and second-story additions leaving side yards of 11.9 feet and 11.5 feet instead of required 14 feet each, total side yards of 23.3 feet instead of required 28 feet and floor area ratio of 29.6% instead of permitted 25%, Res. A District, north side of Loop Drive (#130), 354.14 feet south of Lucille Drive, Sayville, NY (0500-259.00-04.00-006.000)
- 6:30 P.M. (098-26) ELIZABETH FALLON** - permission to erect second-story addition leaving side yard of 10.2 feet and roofed-over porch leaving side yard of 9.2 feet instead of required 14 feet each and floor area ratio of 27.9% instead of permitted 25%, Res. B District, north side of Harbor Avenue (#39), 376.24 feet west of Ocean Avenue, Islip, NY (0500-396.00-01.00-029.000)
- 6:30 P.M. (099-26) CARLOS A. MORALES, REBECCA CLAUDIO MORALES and AMANDA MORALES MARTINEZ** - permission to erect one-story addition leaving side yard of 13.2 instead of required 14 feet and to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. B District, south side of Howells Road (#24), 87.8 feet east of Gail Street, Bay Shore, NY (0500-366.00-03.00-120.002)
- 6:30 P.M. (100-26) MICHAEL J. and ANNMARIE J. MCSHEA** - permission to erect one-story addition (11' x 18.5' Irrg.) leaving side yard of 5.2 feet instead of required 14 feet, Res. B District, east side of Saxton Avenue (#75), 581 feet south of Brook Street, Sayville, NY (0500-382.00-02.00-015.000)
- 6:30 P.M. (101-26) JOHN and CORRINE LOMANGINO** - permission to erect second story deck leaving side yard of 4.66 feet and rear yard of 10 feet instead of required 15 feet each and to reconstruct lower deck leaving side yard of 6.66 feet instead of required 15 feet, all having floor area ratio of 41.96% instead of permitted 30%, Res. BAA District, west side of Pine Street (#40), 200 feet south of Cedar Court, Kismet, NY (0500-491.00-03.00-050.000)

**6:30 P.M. (102-26)** **4 SUTTON CT., LLC** - permission to leave dwelling (28' x 30') having side yard of 4 feet and to erect second-story addition (15.7' x 30') leaving side yard of 4.5 feet instead of required 14 feet each, to leave egress window having side yard of 3 feet instead of required 14 feet and shed having side yard of 0.4 feet instead of required 2 feet, Res. B District, southwest corner of Sutton Court (#4) and Higbie Lane, West Islip, NY (0500-467.00-02.00-005.000)

**6:30 P.M. (103-26)** **HARN FOOD, LLC** - permission to erect two-story dwelling on lot having width of 67 feet instead of required 75 feet and area of 5,014.85 sq. feet instead of required 7,500 sq. feet, Res. B District, northeast corner of Richmond Boulevard and First Court, Ronkonkoma, NY (0500-010.00-02.00-007.000)

**7:00 P.M. (590-24)** **SCHAFFER & SCHAFFER REALTY ASSOCIATES INC.** - permission to erect one-story additions resulting in floor area ratio of 40.5% instead of permitted 35%, to relocate seven silos and erect three silos to rear of existing building, leaving height of 40 feet instead of permitted 18 feet each, seeking relaxation of condition imposed as part of ZBA #316-99 and to install sound barrier fence having height of 16 feet instead of permitted 6 feet, Ind 1 District, west side of Alexander Court (# 20), 156.76 feet north of Alexander Boulevard, Ronkonkoma, NY (0500-126.00-02.00-060.009)

**Adjourned from March 18, 2025**

**7:00 P.M. (135-25)** **SRMV REALTY CORP.** - permission to leave mezzanine addition resulting in floor area ratio of 39.97% instead of permitted 35%, Ind 1 District, south side of Carlough Road (#89), 330 feet east of Johnson Avenue, Bohemia, NY (0500-192.00-01.00-016.036)

**7:00 P.M. (104-26)** **D&G REALTY VENTURES LLC** - permission to erect mixed-use building having first floor commercial area of 18.85% instead of required 50% and having lighting fixtures exceeding permitted height of 20 feet, townhouse building having height of 37 feet instead of permitted 35 feet and to relax buffer and fencing requirements, DDD District, northeast corner of Union Boulevard and Third Avenue, (through lot to Second Avenue), Bay Shore, NY (0500-367.00-01.00-142.002 & 142.003)