

## Public Notice

**NOTICE IS HEREBY GIVEN** that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, November 18, 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: 11/06/2025  
Islip, New York

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

- 6:00 P.M. (667-25) WILLIAM E. and GINA E. JAACKS** - permission to leave pool patio having side yard of 4.7 feet instead of required 6 feet, Residence B District/278 Cluster, west side of Fallen Leaf Road (#14), 152.31 feet north of Gainsborough Road, Holbrook, NY (0500-109.00-05.00-116.000)
- 6:00 P.M. (668-25) TRACEY WALLACE and CHRISTINA MCMAHON** - permission to leave pool patio having rear yard of 2 feet instead of required 6 feet, Res. A District, south side of Bethesda Lane (#18), 317.85 feet west of Broadway Avenue, Sayville, NY (0500-260.00-01.00-020.000)
- 6:00 P.M. (669-25) THOMAS FATTARUSSO and TONIANN LATTANZIO** - permission to leave pool patio having side yard of 3.6 feet instead of required 6 feet, Res. A District, north side of Matthews Road (#262), 349.79 feet east of Windmill Road, Oakdale, NY (0500-354.00-02.00-012.000)
- 6:00 P.M. (670-25) LOCRICCHIO FAMILY IRREVOCABLE TRUST, NICOLE ANDERSON and KATIE LOCRICCHIO, TRUSTEES** - permission to leave walkway having side yard of 3 feet and patio having side yard of 0.2 feet instead of required 4 feet each, Res. A District, south side of Karp Drive (#10), 548.33 feet west of Carleton Avenue, Islip Terrace, NY (0500-273.00-01.00-120.000)
- 6:00 P.M. (671-25) LESLIE CHAIKEN** - permission to leave 6-foot fence on property line not having required setback of 10 feet, Res. B District, southeast corner of Keith Lane (#517) and Merritt Street, West Islip, NY (0500-468.00-03.00-070.000)
- 6:00 P.M. (672-25) ESTATE OF PETER M. DREYER and GAIL E. DREYER, JOHN C. DREYER, EXECUTOR and STEVEN A. and MARY E. MILES** - permission to leave 5-foot fence on front and second front property lines not having required setbacks of 15 feet and 10 feet and shed having side yard of 1.4 feet instead of required 2 feet, Res. A District, southeast corner of Bayport Avenue (#163) and Academy Street, Bayport, NY (0500-359.00-07.00-001.000)
- 6:00 P.M. (673-25) MAXIMILLIAN and TONI KEMNITZER** - permission to leave generator having side yard of 1.3 feet instead of required 2 feet and pergola having rear yard of 2 feet instead of required 4 feet, Res. AA District, north side of Trues Drive (#9), 125 feet west of Oak Neck Road, West Islip, NY (0500-479.00-02.00-043.000)

- 6:00 P.M. (674-25) BOARD OF FIRE COMMISSIONERS HAUPPAUGE FIRE DISTRICT** - permission to leave ground sign including electronic (LED) message center having overall sign area of 29.4 sq. feet instead of permitted 12 sq. feet, exceeding maximum depth of 16 inches, Res. A / B District, south side of Terry Road (#812), 318.6 feet east of Parkway Gardens Boulevard, Hauppauge, NY (0500-018.00-03.00-050.001)
- 6:00 P.M. (675-25) EUGENE and ERIN LYKTEY** - permission to erect roofed-over patio with retractable screens leaving side yard of 12 feet instead of required 14 feet, Res. A District, east side of Ocean Avenue (#818), 652 feet south of Rockaway Street, West Islip, NY (0500-363.00-01.00-101.000)
- 6:00 P.M. (676-25) ANTHONY LACAVA JR and DAWN AKAPNITIS-LACAVA** - permission to erect one-story addition (20.5' x 33.8' Irrg.) leaving side yard of 9.9 feet instead of required 14 feet, total side yards of 26.23 feet instead of required 28 feet, to leave shed having side yard of 2.4 feet and rear yard of 3.2 feet instead of required 4 feet each and 4-foot fence in driveway sight triangle exceeding permitted height of 3 feet, Res. B District, south side of First Street (#19), 225 feet east of Oak Neck Road, West Islip, NY (0500-469.00-04.00-022.002)
- 6:00 P.M. (677-25) STEVEN J. SUSSMANN** - permission to leave 6-foot fence having front yard of 1.9 feet instead of required 15 feet, Res. AA District, southeast corner of Island Boulevard (#20) and Evergreen Boulevard, Bohemia, NY (0500-279.00-01.00-029.000)
- 6:00 P.M. (678-25) JUSTIN VOLPE and ELISSA SINENSKY** - permission to erect second-story addition (21.3 x 21.3') leaving side yard of 11.1 feet, front porch (5' x 18.3') leaving side yard of 12.3 feet and one-story addition (14' x 21.3') leaving side yard of 11.9 feet instead of required 14 feet each, total side yards of 23 feet instead of required 28 feet and to leave 4-foot fence in driveway sight distance triangle exceeding permitted height of 3 feet, Res. B District, west side of Durham Road (#652), 150 feet south of Marion Street, Sayville, NY (0500-305.00-04.00-015.000)
- 6:00 P.M. (679-25) JOSEPH and PATRICIA COLADONATO** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. AAA District, north side of Cardinal Lane (#19), 149.69 feet east of Quail Run, East Islip, NY (0500-425.00-01.00-038.000)

- 6:30 P.M. (680-25) MUHAMMAD LUQMAN HAKIM** - permission to leave roofed-over entrance platform having front yard of 14 feet and second-story addition having front yard of 17 feet instead of required 25 feet each and to leave shed having rear yard of 0.5 feet instead of required 2 feet, Res. B District, west side of Redmond Avenue (#30), 100 feet south of Edwin Street, Bay Shore, NY (0500-342.00-01.00-071.000)
- 6:30 P.M. (681-25) ELAINE PRICE LYONS** - permission to erect accessory structure (20' x 20.8') with attached outdoor shower leaving front yard of 53.64 feet instead of required 60 feet and decking leaving rear yard of 10 feet and side yard of 12.3 feet instead of required 15 feet each resulting in floor area ratio of 38% instead of permitted 30%, Res. AAAB District, west side of Schooner Walk (#45), 690 feet south of Central Roadway, Summer Club Condo, NY (0500-496.00-02.00-008.011 & 008.084)
- 6:30 P.M. (682-25) FAITHFUL FARMS, LLC** - permission to renew ZBA #848-22 for a period of two years, pursuant to Islip Town Code Sections 12-27 and 12-28, Res. AAA District, north side of Allwood Avenue (#252), 1,087.17 feet east of Connetquot Avenue, Central Islip, NY (0500-123.00-02.00-015.001)
- 6:30 P.M. (683-25) KELLY AVILES** - permission to leave shed (8.4' x 20') on rear property line not having required setback of 4 feet and finished basement with plumbing fixtures having no interior access into main dwelling in violation of Islip Town Code Section 68-3 Definitions; Family (2)(l), Res. B District, southeast corner of Emkay Street (#1527) and 18th Avenue, Bay Shore, NY (0500-246.00-03.00-026.000)
- 6:30 P.M. (684-25) THOMAS ZALESKI** - permission to erect two-story dwelling leaving floor area ratio of 29.99% instead of permitted 25%, Res. B District, west side of Tuttle Street (#1216), 140 feet south of Terry Boulevard, Holbrook, NY (0500-129.00-01.00-019.000)
- 6:30 P.M. (685-25) ANTHONY CALDARA, JR.** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 having gross floor area of 960 sq. feet instead of permitted 800 sq. feet, to leave shed having 3 feet behind front line of dwelling instead of required 20 feet, 6-foot fence having front yard of 10 feet instead of required 15 feet in driveway sight distance triangle exceeding permitted height of 3 feet and 4-foot chain link fence in driveway sight distance triangle exceeding permitted height of 3 feet, Res. AA District, west side of Nichols Road (#500), 716.46 feet north of Seusing Boulevard, Hauppauge, NY (0500-019.00-02.00-027.000)

**6:30 P.M. (686-25) NICHOLAS J. MARTUCCI** - permission to leave detached garage (20.1' x 24.2') with attached shed (7.7' x 19.5') having side yard of 5.7 feet instead of required 10 feet, shed with roofed-over deck on side property line not having required 4 feet and chicken coop having side yard of 6.2 feet instead of required 10 feet, Res. AA District, south side of Floral Park Street (#54), 600 feet west of Greenlawn Avenue, Islip Terrace, NY (0500-230.00-01.00-067.000)

**6:30 P.M. (687-25) JOSPEH BARCIA and CARISSA CARDONA BARCIA** - permission to erect detached garage (18' x 30') leaving front yard of 6 feet instead of required 20 feet, side and rear yards of 4 feet instead of required 10 feet each, to leave front yard occupancy of 58% instead of permitted 40% and 4-foot fence in driveway sight distance triangle exceeding permitted height of 3 feet, Res. B District, northeast corner of Rockaway Street (#263) and Connetquot Avenue, Islip Terrace, NY (0500-209.00-02.00-032.000)

**Adjourned from October 14th, 2025**

**6:30 P.M. (607-25) ESPERANZA A. FUENTES-PAYES and ESTELA REYES-FUENTES** - 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 shed on property line not having required setback of 2 feet, patio on property line not having required setback of 4 feet, driveway having side yard of 1.3 feet instead of required 4 feet and front yard occupancy of 46% instead of permitted 40%, Res. A District, east side of Freeman Avenue (#491), 100.455 feet south of Pear Street Brentwood, NY (0500-205.00-02.00-107.000)

**7:00 P.M. (688-25) JUAN J. and GLORIA I. REYES** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, to leave two roofed-over patios (23.2' x 24' and 12' x 23.5') having front yard of 4.5 feet instead of required arterial highway setback of 40 feet, two sheds having 5 feet behind front line of dwelling instead of required 20 feet, 6-foot fence on property line not having required setback of 10 feet and driveway having side yard of 3 feet instead of required 4 feet, Res. B District, southwest corner of Blacker Street (#62) and Islip Avenue, Brentwood, NY (0500-140.00-01.00-027.000)

**7:00 P.M. (689-25) VCR SELF STORAGE LLC** - permission to erect self-storage facility on lot having width of 26.3 feet instead of required 100 feet, leaving front yard of 16 feet instead of required 50 feet, curb cuts having side yards of 5.8 feet and 0.6 feet instead of required 10 feet each and less than 5 feet of landscaping between property line and interior parking facility, Ind 1 District, south side of Spur Drive South (#280), 240.66 feet east of Fifth Avenue, Bay Shore, NY (0500-267.00-02.00-001.001, 110 & 266-03-067.1)

**7:00 P.M. (690-25) 1825 BRENTWOOD ROAD ASSOCIATES LLC** - permission to install facial sign having area of 48 sq. feet instead of permitted 32 sq. feet, Bus 1 / Bus 3 District, northeast corner of Brentwood Road (#1825) and Second Avenue (through lot to Eighth Street), Brentwood, NY (0500-137.00-04.00-016.000)

**7:00 P.M. (691-25)** **JOHTI S. and MARGARET HOON** - permission to erect one-story addition (20' x 28.2' Irrg.) leaving side yard of 10.3 feet instead of required 14 feet, Res. B District, north side of Marion Street (#83), 200 feet west of Johnson Avenue, Sayville, NY (0500-306.00-02.00-021.001)