

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, January 20, 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: 01/09/2026
Islip, New York

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

- 6:00 P.M. (050-26) DANIEL and PAMELA WOOD** - permission to leave patio and driveway on side property line not having required setback of 4 feet, Res. B District, south side of Union Boulevard (#2680), 213.8 feet west of Nassau Avenue, Islip, NY (0500-344.00-04.00-022.000)
- 6:00 P.M. (051-26) PAUL B. KRAUSE and AMANDA KRAUSE** - permission to leave pool patio having rear yard of 4.5 feet instead of required 6 feet, Res. AAA District, east side of Saltmeadow Court (#5), 443 feet north of Saltmeadow Lane, Bayport, NY (0500-411.00-06.00-009.000)
- 6:00 P.M. (052-26) ROXANNE JOHNSON and KENNETH JOHNSON, CO-TRUSTEES of THE ROXANNE JOHNSON FAMILY IRREVOCABLE TRUST** - permission to leave deck having side yard of 4.8 feet instead of required 6 feet, shed (#1) having side yard of 2.4 feet and rear yard of 2.1 feet and shed (#2) having side yard of 3.6 feet and rear yard of 2 feet instead of required 4 feet each, Res. B District, east side of Carll Drive (#1085), 375 feet north of Damyon Street, Bay Shore, NY (0500-364.00-01.00-085.000)
- 6:00 P.M. (053-26) JOSE M. NIOLA PUMA** - permission to leave basement entrance (5.5' x 16.9') having side yard of 12.6 feet instead of required 18 feet and egress window having front yard of 30.4 feet instead of required 40 feet, Res. AA District, southwest corner of Willoughby Street (#4) and Glenmore Avenue, Brentwood, NY (0500-117.00-03.00-050.000)
- 6:00 P.M. (054-26) MICHAEL and ANN OSTERLOH** - permission to erect roofed-over porch leaving side yard of 9.4 feet instead of required 18 feet, Res. AA / Bus 1 District, north side of Middle Road (#237), 549.80 feet east of Foster Avenue, Sayville, NY (0500-383.00-01.00-026.000)
- 6:00 P.M. (055-26) ARTUR KONARSKI** - permission to leave patio on side property line not having required setback of 4 feet and greenhouse having 5 feet behind front line of dwelling instead of required 20 feet, Res. AA District, east side of Nugent Avenue (#1080), 200 feet south of Lakeland Street, Bay Shore, NY (0500-265.00-01.00-051.000)
- 6:00 P.M. (056-26) CUCHILLA PROPERTY HOLDINGS LLC** - permission to leave second-story deck with stairs having front yard (through lot) of 34 feet instead of arterial highway setback of 60 feet, Res. B District, north side of Arthur Street (#55), 90 feet west of Washington Avenue, (through lot to Express Drive South), Brentwood, NY (0500-036.00-02.00-012.000)

- 6:00 P.M. (057-26) LEE J. and VALERIE J. BAHLKOW** - permission to leave hot tub having side yard of 4 feet instead of required 14 feet and driveway on side property line not having required setback of 4 feet, Res. A District, east side of Sandra Avenue (#727), 2,100 feet south of West Fourth Street, (through lot to Robert Moses Causeway), West Islip, NY (0500-415.00-02.00-089.000)
- 6:00 P.M. (058-26) CHARLES and ANNETTE INGUI** - permission to leave inground pool having side yard of 13.1 feet and rear yard of 16.4 feet instead of required 18 feet each, patio on side property lines not having required setback of 4 feet each, shed having side yard of 3.6 feet and rear yard of 3.4 feet instead of required 4 feet, pool equipment having side yard of 1 foot and rear yard of 2 feet instead of required 6 feet each and pool patio on side and rear property lines not having required setback of 6 feet each, Res. AA District, south side of Erie Street (#750), 102.27 feet west of Pine Avenue, Ronkonkoma, NY (0500-062.00-02.00-029.005)
- 6:00 P.M. (059-26) VICTOR and ALICE M. LUCCA** - permission to leave one-story addition (8.3' x 20.9') having side yard of 13.5 feet and roofed-over entrance (4' x 6') having side yard of 10 feet instead of required 14 feet each and patio on side property line not having required setback of 4 feet, Res. A District, north side of Wittberg Street (#145), 406.25 feet east of Broadway, Brentwood, NY (0500-227.00-04.00-034.000)
- 6:00 P.M. (060-26) BERNARDO N. MORENO, MIRNA M. PAZ FUENTES and DIANA MORENO** - permission to leave two-story dwelling on lot having width of 54 feet instead of required 75 feet and area of 5,383 sq. feet instead of required 7,500 sq. feet, side yard of 4.5 feet instead of required 14 feet and total side yards of 20.2 feet instead of required 28 feet, Res. B District, north side of Elmore Street (#275), 230.56 feet west of Carleton Avenue, Central Islip, NY (0500-120.00-05.00-085.000)
- 6:00 P.M. (061-26) VOLODYMYR and VILENA HRYNYUK** - permission to leave one-story addition to detached garage having side yard of 0.5 feet instead of required 10 feet, having interior walls in violation of Islip Town Code Section 68-3 (Definitions) and to leave 4-foot fence in driveway sight distance triangle exceeding permitted height of 3 feet, Res. A District, south side of Roslyn Street (#74), 280 feet east of Kunigunda Place, Islip Terrace, NY (0500-297.00-01.00-094.000)
- 6:00 P.M. (062-26) DWAYNE BURROWES and MARSHA BURROWES** - permission to leave pool patio having side yard of 6.5 feet instead of required 10 feet, gazebo having 4.5 feet behind front line of dwelling instead of required 20 feet, driveway having rear yard of 3.5 feet instead of required 4 feet and front yard occupancy of 102% instead of permitted 40% and to leave 4-foot fence in driveway sight distance triangles exceeding permitted height of 3 feet, Res. B District, northeast corner of Fifth Avenue (#1729) and Claremont Avenue, Bay Shore, NY (0500-182.00-03.00-043.000)

6:30 P.M. (063-26) ALEXANDER and NICOLE RAMOS - permission to erect second-story addition and portico leaving side yard of 13.7 feet instead of required 14 feet, total side yards of 27.7 feet instead of required 28 feet and floor area ratio of 30.29% instead of permitted 25%, to leave hot tub having side yard of 12.5 feet instead of required 14 feet, shed having side yard of 0.4 feet and rear yard of 0.5 feet instead of required 2 feet each, patio on rear property line not having required setback of 4 feet and rear yard landscaping of 21.9% instead of required 40%, Res. A District, west side of Center Bay Drive (#504), 40 feet south of Bay 5th Street, West Islip, NY (0500-478.00-02.00-006.000)

6:30 P.M. (064-26) MARC M. and MARIE COLIN EUGENE - permission to erect roofed-over porch leaving front yard of 24.9 feet instead of required 40 feet and side yard of 7.7 feet instead of required 14 feet, to leave patio on side property line not having required setback of 4 feet and 4-foot fence in driveway sight distance triangle exceeding permitted height of 3 feet, Res. A District, north side of Longshore Street (#31), 100 feet west of Reilly Street, Bay Shore, NY (0500-286.00-02.00-013.000)

Adjourned From December 9, 2025

6:30 P.M. (728-25) SANDRA J. ROBERTS - permission to erect second-story addition leaving rear yard of 19.5 feet instead of required 25 feet and one-story addition all having floor area ratio of 30% instead of permitted 25%, 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. (065-26) ALICE CARPENETO IRREVOC TRUST, JOSEPH LEWIS CARPENETO TRSTEE - permission to erect second-story deck with stairs leaving rear yard of 16.8 feet instead of required 25 feet, to leave shed (10.3' X 14.3) having 12 feet behind front line of dwelling instead of required 20 feet and to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. AA District, southeast corner of 8th Street (#656) and Feuereisen Avenue, Bohemia, NY (0500-170.00-04.00-029.000)

6:30 P.M. (066-26) JASON and MARIE DABENIGNO - permission to install inground pool leaving side yard of 10 feet and rear yard of 10 feet instead of required 14 feet each, Res. A District, west side of Chestnut Avenue (#2330), 1,025.47 feet north of Peconic Street, Ronkonkoma, NY (0500-086.00-01.00-001.001)

6:30 P.M. (067-26) KELSEY RASCHKE - permission to erect two-story addition (15.7' x 23.5' Irrg.) leaving side yard of 9.5 feet instead of required 14 feet, total side yards of 23.8 feet instead of required 28 feet and to leave patio on side property line not having required setback of 4 feet, Res. A District, north side of Sylvia Drive (#45), 106.4 feet east of Dorothy Road, West Islip, NY (0500-414.00-03.00-056.000)

6:30 P.M. (068-26) **LENIN and SANDRA ZHAPAN** - to leave detached garage having rear yard of 2.5 feet instead of required 4 feet, driveway and patios having side yards of 2 feet and rear yard of 0.8 feet instead of required 4 feet each and rear yard landscaping of 11.8% instead of required 40%, Res. B District, west side of Chapman Place (#38), 116.37 feet north of Union Boulevard, Bay Shore, NY (0500-368.00-02.00-022.000)

6:30 P.M. (069-26) **JC NEW CASTLE CORPORATION** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 allowing doorway access from within main dwelling and having gross floor area of 912.12 sq. feet instead of permitted 800 sq. feet and to leave driveway on side property line not having required setback of 4 feet, Res. A District, east side of Gardiner Drive (#1339), 100 feet south of Huran Drive, Bay Shore, NY (0500-313.00-02.00-012.000)

7:00 P.M. (070-26) **61 KEYLAND CT ASSOCIATES LLC** - permission to erect six (6) vertical vacuum tanks having height of 54 feet instead of permitted 18 feet, Ind 1 District, north side of Keyland Court (#61), 586.35 feet west of Johnson Avenue, Bohemia, NY (0500-192.00-01.00-008.018)

7:00 P.M. (071-26) **33 E ASSOCIATE LLC** - permission to modify existing accessory structure having rear yard of 2.5 feet and side yard of 22 feet instead of required 25 feet each and side yard of 2 feet instead of required 10 feet, to erect roofed-over patio leaving front yard of 22.5 feet and side yard of 4.5 feet and one-story addition (7.8' x 18.1') altering main structure having side yard of 1.8 feet and front yard of 29.4 feet instead of required 50 feet each, Bus 1 District, north side of East Main Street (#33), 100 feet west of Division Avenue, East Islip, NY (0500-372.00-02.00-044.000)

Adjourned From September 30, 2025

7:00 P.M. (573-25) **GARFIELD SAYVILLE, LLC** - a special exception is requested to extend business use into a more restricted zoning district pursuant to Islip Town Code Section 68-415(B), BD / Res. B District, northwest corner of West Main Street (#253) and Garfield Avenue, Sayville, NY (0500-382.00-02.00-040.000)