

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 06, 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: 12/19/2025
Islip, New York

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

- 6:00 P.M. (001-26) MICHAEL and JULIEANN SAVARESE** - to renew permit for two-family, family use only, Res. AA District, north side of Percy Williams Drive (#15), 268.56 feet west of Suffolk Lane, East Islip, NY (0500-398.00-06.00-003.000)
- 6:00 P.M. (002-26) GEORGE W. PONICK and MIGUEL YISCARD PONICK** - permission to leave driveway having side yard of 1.35 feet instead of required 4 feet, Res. B District, south side of East Walnut Street (#56), 175 feet west of Nicoll Avenue, Central Islip, NY (0500-122.00-02.00-127.000)
- 6:00 P.M. (003-26) MERIDITH MAIORINO** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. A District, southwest corner of Pamoqua Lane (#52) and Wagstaff Lane, West Islip, NY (0500-473.00-03.00-018.000)
- 6:00 P.M. (004-26) JASON DE LUCA and JANET DELUCA** - permission to leave pool patio having side yard of 3.2 feet and rear yard of 4.3 feet instead of required 6 feet each and shed having 14 feet behind the front line of dwelling instead of required 20 feet, Res. B District, north side of Sears Road (#181), 1,145 feet east of Alice Road, West Islip, NY (0500-436.00-02.00-181.000)
- 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. (005-26) MATTHEW and KRISTINA SQUILLACIOTI** - permission to install inground pool leaving rear yard of 14 feet instead of required 18 feet, Res. AAA District, west side of South Penataquit Avenue (#12), 276.25 feet south of Montauk Highway, Bay Shore, NY (0500-394.00-02.00-005.000)
- 6:00 P.M. (006-26) 15-19 MAIN STREET, LLC** - permission to construct roofline alteration resulting in front yard setback of 0.7 feet instead of minimum required setback of 1 foot, BD District, north side of Main Street (#15), 60.91 feet west of Railroad Avenue, Sayville, NY (0500-382.00-06.00-018.000)

- 6:00 P.M. (007-26) DENISE D. BRAZOBAN** - permission to leave shed having side yard of 3 feet instead of required 4 feet, Res. A District, north side of Riddle Street (#159), 294 feet west of Grand Boulevard, Brentwood, NY (0500-204.00-02.00-084.000)
- 6:00 P.M. (008-26) RODY CUNYA DE RUIZ and BETSABE CUNYA** - permission to leave shed having side yard of 1.6 feet instead of required 2 feet and driveway having side yard of 1.6 feet instead of required 4 feet, Res. A District, north side of Commack Road (#957), 110 feet southwest of Montauk Road, Brentwood, NY (0500-203.00-02.00-024.000)
- 6:00 P.M. (009-26) CHRISTINA and ROBERTO NICOLIA JR.** - permission to erect second-story addition (43.1' x 55') leaving floor area ratio of 29.5% instead of permitted 25% and to leave shed having side yard of 1.8 feet instead of required 2 feet, Res. A District, east side of Wampum Lane (#141), 365 feet south of Willetts Lane, West Islip, NY (0500-477.00-02.00-052.000)
- 6:00 P.M. (010-26) WILLIAM DOELL and ANNEMARIE INNAMORATO-DOELL** - permission to erect second-story addition leaving floor area ratio of 28.32% instead of permitted 25%, Res. B District, southwest corner of Danbury Street (#68) and Saxon Avenue, Bay Shore, NY (0500-293.00-01.00-051.000)
- 6:00 P.M. (011-26) LUIS J. MOROCHO and LINA P. MADRID** - permission to leave masonry wall (2' - 3' ht.) on side property line not having required setback of 4 feet and decorative columns (5' - 7' ht.) on side not having required setback of 7 feet, Res. AAA District, south side of Town Line Road (#1178), 856.32 feet east of Terry Road, Hauppauge, NY (0500-007.00-01.00-003.002)
- 6:00 P.M. (012-26) CARLOS TAVERAS** - permission to leave addition (4.2' x 8.3') having rear yard of 20.4 feet instead of required 25 feet, sheds having side yard of 0.1 feet and 1.2 feet instead of required 4 feet each and not having 20 feet behind front line of dwelling, roof-over having side yard of 10.3 feet instead of required 14 feet, roofed-over front porch having side yard of 13.7 feet instead of required 14 feet, leaving second front door in violation of Section 68-3(2)(c) Definitions (Family), driveway on side property line instead of required 4 feet leaving front yard occupancy of 94% instead of permitted 40% and 4-foot fence in driveway sight distance triangle exceeding permitted height of 3 feet, Res. B District, west side of Fifth Avenue (#200), 233.26 feet south of Howells Road, Bay Shore, NY (0500-340.00-02.00-029.002)

6:30 P.M. (013-26) **RAYMOND and PATRICIA SCOTT** - an interpretation is requested to determine if proposed partial garage conversion (4' x 10.7') is consistent with Town Code Section 68-603(a) and permission to leave driveway having width of 21.9 feet instead of the required 18 feet, RRD District, west side of Peters Boulevard (#59), 62 feet south of Kelly Avenue, Central Islip, NY (0500-141.00-02.00-092.005)

6:30 P.M. (014-26) **9 THIRD AVE LLC** - permission to install additional facial sign having area of 15 square feet where only one facial sign is permitted, BD District, east side of Third Avenue (#9), 227.01 feet north of Main Street, Bay Shore, NY (0500-393.00-03.00-032.000)

6:30 P.M. (015-26) **CHRISTINE F. VORISEK and ERIC REICHERT VORISEK** - permission to erect one-story addition (15' x 34') leaving side yard of 14.39 feet instead of required 18 feet, Res. AA District, west side of Lincoln Avenue, 200 feet north of Seventh Street, Bohemia, NY (0500-147.00-01.00-036.002)

6:30 P.M. (016-26) **AJN GLOBAL INC** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. B District, northwesterly terminus of Frank Court (#19), 590 feet west of Coates Avenue, Holbrook, NY (0500-066.00-02.00-017.004)

6:30 P.M. (017-26) **MATTHEW ALLEN SANCHEZ and SARAH ESTHER KIM** - permission to install above-ground pool leaving front yard (through lot) of 15 feet and shed leaving front yard of 10 feet instead of required 25 feet each and decking leaving front yard of 10 feet instead of required 15 feet, Res. BAA District, west side of Sextant Walk (#16), 261.18 feet south of Fire Island Lighthouse Baseline, through lot to Compass Walk, Robbins Rest, NY (0500-496.00-01.00-054.002)

6:30 P.M. (018-26) **ROBERT and SUSAN MORAN** - permission to erect one-story addition and expand decking leaving floor area ratio of 37.89% instead of permitted 30%, to install above-ground pool leaving rear yard of 23.4 feet instead of required 25 feet and deck leaving rear yard of 10.5 feet instead required 15 feet, Res. BAA District, west side of Sloop Walk (#35), 420 feet south of Central Roadway, Summer Club Condo, NY (0500-496.00-02.00-008.035)

Adjourned From November 18, 2025

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)

7:00 P.M. (019-26) FRANCISCO J. ESEIZA - permission to erect roofed-over deck (18' x 26.55') leaving rear yard of 15.26 feet instead of required 25 feet and floor area ratio of 42% instead of permitted 25%, roofed-over entry platform (6' x 8') leaving front yard of 21.1 feet instead of required 25 feet, to leave shed having side yard of 1.2 feet and rear yard of 1.9 feet instead of required 4 feet each, to relocate fencing to front property lines leaving 4-foot fence in driveway sight distance triangle and 6-foot and 4-foot fences in corner sight distance triangle exceeding permitted height of 3 feet each, Res. B District, northwest corner of Jefferson Avenue (#54) and Van Cedar Street, Brentwood, NY (0500-116.00-01.00-014.000)

7:00 P.M. (020-26) ISP CENTRAL DISTR. LLC - permission to erect a two-story industrial building having a height of 42.5 feet leaving a side yard of 30.6 feet instead of the required 42.5 feet and floor area ratio of 42% instead of the permitted 35%, to erect retaining wall (4.35') on side property line not having required setback of 4.35 feet, to erect fencing atop walls resulting in overall heights of 8.2 and 11.8 feet instead of the permitted 6 feet each and to erect fence atop wall resulting in an overall height of 10.5 feet instead of the permitted 6 feet and having front yard of 11.5 feet instead of the required 15 feet, Ind 1 District, south side of Central Avenue, 510.82 feet west of Pacific Street, Hauppauge, NY (0500-039.00-02.00-014.005)

7:00 P.M. (021-26) DANIEL KEEBLER JR. and SARAH MESKUNAS - permission to erect one-story dwelling on lot having width of 40 feet instead of required 75 feet, lot area of 5,056 sq. feet instead of required 7,500 sq. feet, leaving side yards of 7.7 feet and 7.8 feet instead of required 14 feet each and total side yards of 15.5 feet instead of required 28 feet, Res. B District, south side of South Road (#10), 280 feet west of Carleton Avenue, Central Islip, NY (0500-120.00-03.00-084.000)