

## Public Notice

**NOTICE IS HEREBY GIVEN** that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, March 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: 03/06/2025  
Islip, New York

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

- 6:00 P.M. (119-25)**     **ANTHONY MALDONADO and GINA MALDONADO** - permission to leave above-ground pool having side yard of 13.4 feet instead of required 14 feet and shed having side yard of 1.4 feet instead of required 2 feet, Res. A District, west side of Grundy Avenue (#1032), 417.25 feet south of Bening Lane, Holbrook, NY (0500-152.00-01.00-079.000)
- 6:00 P.M. (120-25)**     **ERIKA PANCHO VASQUEZ** - permission to leave inground pool having side and rear yard of 13.6 feet instead of required 14 feet, equipment having rear yard of 2 feet and pool patio having side yard of 3.5 feet and rear yard of 3.8 feet instead of required 6 feet each, roofed-over patio having rear yard of 0.4 feet instead of required 2 feet and 6-foot fence on property line not having required setback of 10 feet, Res. A District, southwest corner of Oxford Street (#2) and Commack Road, Islip, NY (0500-270.00-02.00-010.000)
- 6:00 P.M. (121-25)**     **CHRISTINE FLEISCHMAN and ANDRES PEREZ** - permission to erect second story addition leaving second front yard of 21.2 feet instead of required 22 feet, to leave 6-foot fence having front yard of 0.4 feet instead of required 10 feet and 4-foot chain link fence in driveway and corner sight distance triangles, Res. A District, northeast corner of Wicks Road (#153) and McKinley Avenue, Brentwood, NY (0500-115.00-01.00-013.000)
- 6:00 P.M. (122-25)**     **MICHAEL CIZAN** - permission to leave above-ground pool having side yard of 12.8 feet and rear yard of 9.7 feet instead of required 14 feet each, pool deck having side yard of 8 feet and rear yard of 9 feet instead of required 10 feet each, equipment having side yard of 2 feet and rear yard of 3 feet instead of required 6 feet each, shed having side yard of 0.7 feet instead of required 2 feet and 11 feet behind front line of dwelling instead of required 20 feet, shed having side yard of 0.5 feet instead of required 2 feet and patio on side property line not having required side yard of 4 feet, Res. A District, east side of Secatogue Lane East (#11), 700 feet south of Bay 8th Street, West Islip, NY (0500-483.00-01.00-014.000)
- 6:00 P.M. (123-25)**     **313 SOUTHPORT LLC** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 and to leave patio having side yard of 0.4 feet instead of required 4 feet, Res. A District, north side of Southport Street (#313), 142.8 feet east of 17th Avenue, Ronkonkoma, NY (0500-102.00-02.00-053.000)

- 6:00 P.M. (124-25)** **DENNIS R. GARCIA SANCHEZ** - permission to erect one-story addition (12' x 19') leaving side yard of 5.8 feet instead of required 14 feet, to leave shed having side yard of 0.4 feet instead of required 2 feet, pool patio on side property line and pool heater having side yard of 0.5 feet instead of required 6 feet each and to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. A District, north side of Woodbury Road (#55), 927.79 feet north and east of Bretton Road, Hauppauge, NY (0500-039.00-03.00-032.000)
- 6:00 P.M. (125-25)** **PEDRO PAYERO FERNANDEZ and ALICIA VALDEZ CASTRO** - permission to leave carport conversion having side yard of 8.8 feet instead of required 14 feet and floor area ratio of 26% instead of permitted 25%, second story deck having side yard of 4.8 feet instead of required 14 feet, patio having side yard of 2 feet instead of required 4 feet, driveway having rear yard of 1 foot instead of required 4 feet, shed having 2 feet behind front line of dwelling instead of required 20 feet and having front yard of 1.3 feet instead of required 20 feet and 6-foot fence in driveway sight triangle, Res. B District, northeast corner of Ackerson Boulevard (#1449) and Chestnut Drive, Bay Shore, NY (0500-288.00-02.00-097.000)
- 6:00 P.M. (126-25)** **LUIS ANTONIO RODRIGUEZ** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 and to leave shed having rear yard of 0.3 feet instead of required 2 feet, Res. A District, north side of Spur Drive North (#849), 400 feet west of Ohio Avenue, Bay Shore, NY (0500-247.00-01.00-110.000)
- 6:00 P.M. (127-25)** **CARLFUND LLC** - permission to leave driveway on side property line not having required setback of 4 feet, Res. B District, east side of Carll Drive (#1067), 150 feet south of Damyon Street, Bay Shore, NY (0500-390.00-02.00-055.000)
- 6:00 P.M. (128-25)** **REGENCY CENTERS / CITIBANK, N.A.** - permission to install two facial signs having height of 20.92 feet instead of permitted 18 feet each with one sign not visible from main thoroughfare, Bus 3 District, northeast corner of Sunrise Highway (#5801) and Broadway Avenue (through lot to Church Street), Holbrook, NY (0500-238.00-01.00-007.000)
- 6:00 P.M. (129-25)** **ANTHONY FERRUFINO and STEPHANIE CODA** - permission to leave 6-foot fence having front yard of 1 foot instead of required 10 feet and driveway having side yard of 0.9 feet instead of required 4 feet, Res. AA District, northwest corner of Amboy Road (#20) and Trout Street, Oakdale, NY (0500-327.00-02.00-052.000)

- 6:30 P.M. (130-25) BRYAN M. and THERESA S. PROSEK** - permission to erect second-story addition and one-story addition leaving total side yards of 33.3 feet instead of required 36 feet and to leave driveway on side property line not having required setback of 4 feet, Res. AA District, west side of Sylvan Avenue (#454), 533 feet north of Montauk Highway, Bayport, NY (0500-333.00-04.00-033.001)
- 6:30 P.M. (131-25) CHRISTINE KYRO** - permission to erect second-story addition leaving rear yard of 17.1 feet instead of required 25 feet and floor area ratio of 26% instead of permitted 25%, to leave shed having 13.4 feet behind front line of dwelling instead of required 20 feet, above-ground pool having front yard of 2.1 feet and pool deck having front yard of 10.24 feet instead of required 20 feet each and rear yard of 3.54 feet instead of required 10 feet, Res. B District, southeast corner of Independence Avenue (#300) and Madison Street, West Islip, NY (0500-413.00-01.00-024.000)
- 6:30 P.M. (132-25) SILVIA S. SANCHEZ** - permission to reconstruct dwelling leaving front yard of 28.8 feet instead of required 40 feet, side yards of 10 feet and 13.7 feet instead of required 14 feet each, to erect second story addition leaving side yard of 13.9 feet instead of required 14 feet, roofed-over porch leaving front yard of 22.8 feet instead of required 40 feet and side yard of 7.9 feet instead of required 14 feet, second story deck with staircase leaving side yard of 10.4 feet instead of required 14 feet, all having total side yards of 17.9 feet instead of required 28 feet and floor area ratio of 29.9% instead of permitted 25% and to install inground pool leaving side yards of 10.4 feet and 13.6 feet instead of required 14 feet each, Res. A District, east side of N. Windsor Avenue (#1307), 400 feet south of Montauk Drive, Bay Shore, NY (0500-339.00-02.00-007.000)
- 6:30 P.M. (133-25) GLADYS GUARDADO and SANTOS RUIZ** - permission to leave roofed-over porch having front yard of 31.1 feet instead of required 34 feet and side yard of 14.9 feet instead of required 18 feet, 5.6-foot fence atop 18-inch wall and 6-foot columns on front property line not having required setback of 15 feet, Res. AA District, north side of Pinewood Avenue (#219), 402.7 feet west of Connetquot Avenue, Central Islip, NY (0500-122.00-03.00-036.003)
- 6:30 P.M. (134-25) JOHN R. DOWSE** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 and to erect one-story addition leaving front yard of 30.5 feet instead of required 40 feet and driveway having side yard of 3 feet instead of required 4 feet, Res. A District, east side of Hyman Avenue (#659), 420 feet north of Abbott Place, Bay Shore, NY (0500-438.00-03.00-118.000)
- 6:30 P.M. (135-25) SRMV REALTY CORP.** - permission to install 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, Bayport, NY (0500-192.00-01.00-016.036)

**6:30 P.M. (136-25)** **CATHERINE H. SHEIL** - permission to elevate nonconforming cabana pursuant to Section 68-415(A), leaving front yard of 16 feet instead of required 50 feet, side yards of 1.3 feet and 0.2 feet instead of required 25 feet each, total side yards of 1.5 feet instead of required 60 feet and rear yard of 14.3 feet instead of required 40 feet, to erect roofed-over entrance platform leaving front yard of 12.5 feet instead of required 50 feet and side yards of 7.4 feet and 6.5 feet instead of required 25 feet each and roofed-over deck leaving side yards of 2.4 feet and 1.1 feet instead of required 25 feet each and rear yard of 9.3 feet instead of required 40 feet, all having floor area ratio of 60.09% instead of permitted 25%, Res. AAA District, south side of East Lane, 48.2 feet west of Snedecor Avenue, Bayport, NY (0500-433.00-02.00-010.000)

**6:30 P.M. (137-25)** **CYPRUS AVE, LLC** - permission to erect two-story dwelling on lot having area of 5,000 sq. feet instead of required 7,500 sq. feet, width of 50 feet instead of required 75 feet, leaving side yards of 11.9 feet and 12.6 feet instead of required 14 feet each, total side yards of 24.5 feet instead of required 28 feet and floor area ratio of 42.4% instead of permitted 25%, Res. B District, west side Cyprus Avenue, 200 feet south of Wood Street, Brentwood, NY (0500-136.00-02.00-079.000)