

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, April 01, 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: 03/21/2025
Islip, New York

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

- 6:00 P.M. (153-25) CHRISTINA CASCIO** - permission to leave driveway having side yard of 3 feet instead of required 4 feet, Res. B District, south side of Tojan Drive (#13), 243.73 feet west of East Adams Street, East Islip, NY (0500-322.00-01.00-088.000)
- 6:00 P.M. (154-25) CEMIL and JENNIFER M. LIKA** - permission to leave inground pool having rear yard of 9.8 feet instead of required 14 feet, pool patio having rear yard of 4 feet and pool equipment having side yard of 4 feet instead of required 6 feet each and shed having rear yard of 1.1 feet instead of required 4 feet, Res. A District, west side of Cannon Drive (#36), 797.64 feet west and north of Coates Avenue, Holbrook, NY (0500-215.00-02.00-025.000)
- 6:00 P.M. (155-25) MICHAEL and JOANNA CONBOY** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. AAA District, east side of Shore Drive (#409), 1,677.24 feet south of Oceanview Avenue, Oakdale, NY (0500-402.00-02.00-001.006)
- 6:00 P.M. (156-25) KEVIN and JACLYN DAYTON** - permission to leave pool patio and equipment having side yard of 3.5 feet instead of required 6 feet, Res. A District, north side of Elm Street (#95), 356.35 feet west of Elm Street, Bayport, NY (0500-410.00-04.00-009.000)
- 6:00 P.M. (157-25) MARIA TOSCANO** - permission to leave driveway having side yard of 0.3 feet instead of required 4 feet, Res. B District, east side of Auburn Avenue (#17), 235 feet north of Bayview Avenue, Bay Shore, NY (0500-441.00-03.00-036.000)
- 6:00 P.M. (158-25) KYLE and COURTNEY PULIS** - permission to leave one-story addition having side yard of 12 feet instead of required 14 feet, Res. A District, south side of Lorie Lane (#8), 65 feet east of Renee Drive, Bayport, NY (0500-284.00-03.00-019.000)

- 6:00 P.M. (159-25) MITCHELL ROBINSON** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, to leave shed having second front yard of 4.6 feet instead of required 20 feet and 6-foot fence having on property line not having required setback of 10 feet, Res. B District, southwest corner of Loeffler Street (#214) and Broadway Avenue, Brentwood, NY (0500-162.00-03.00-050.002)
- 6:00 P.M. (160-25) ROBERT and BARBARA RICCARDO** - permission to leave second story addition (24.3' x 32.1') having side yard of 8 feet instead of required 14 feet and one-story addition (12.4' x 20.3') having rear yard of 17 feet instead of required 25 feet, shed having rear yard of 0.4 feet instead of required 2 feet and shed having rear yard of 0.5 feet instead of required 2 feet and second front yard of 5.7 feet instead of required 27 feet, Res. A District, northwest corner of Edgewater (#614) Road and Forest Avenue Oakdale, NY (0500-376.00-05.00-035.000)
- 6:00 P.M. (161-25) ROBERT J. and GINA DALLAS** - permission to erect second story addition (29.2' x 45.3' Irrg.) leaving front yard of 24.5 feet instead of required 40 feet, side yard of 8.3 feet instead of required 14 feet, total side yards of 25.7 feet instead of required 28 feet and floor area ratio of 36.7% instead of permitted 25%, Res. A District, east side of Edgewater Road (#625), 177.7 feet south of Featherbed Lane, Oakdale, NY (0500-376.00-05.00-011.000)
- 6:00 P.M. (162-25) FRANKLIN R. PAZ-PENA and EDIS P. SANTOS SARAVIA** - permission to leave detached garage (12.7' x 15.3') having side yard of 3.1 feet and rear yard of 2 feet instead of required 4 feet each, shed having 2 feet behind front line of dwelling instead of required 4 feet, shed on rear property line not having required setback of 2 feet and 4-foot fence in driveway sight distance triangle where a maximum height of 3 feet is permitted, Res. A District, northeast corner of Baldwin Boulevard (#1557) and Hemlock Drive, Bay Shore, NY (0500-243.00-02.00-129.000)
- 6:00 P.M. (163-25) VILMA B. GUIA ORIHUELA and ANGELA CASAS GUIA** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 and to leave driveway having side yard of 2.6 feet instead of required 4 feet, Res. A District, west side of North Gardiner Drive (#1552), 6,777.24 feet south of Pine Aire Drive, Bay Shore, NY (0500-243.00-02.00-016.000)
- 6:00 P.M. (164-25) GUY NELSON and MICHAEL IWANYCZKO** - permission to leave fountain in front yard when only permitted in rear yard pursuant to Town Code Section 68-384 (Definitions - Decorative Pond), Res. B District, north side of Elm Street (#63), 146.57 feet east of Greene Avenue (through lot to Elm Court), Sayville, NY (0500-430.00-04.00-038.001)

- 6:30 P.M. (165-25) MARIANNE MOORE** - permission to erect one-story addition (15.9' x 21.6' Irrg.) leaving side yard of 11.44 feet instead of required 14 feet, to leave one-story addition (2.6' x 10.2') having side yard of 10.07 feet and cellar entrance having side yard of 6.5 feet instead of required 14 feet each and total side yards of 19.31 feet instead of required 28 feet, Res. B District, west side of River Road (#34), 183 feet south of Erwin Street, Sayville, NY (0500-409.00-04.00-047.000)
- 6:30 P.M. (166-25) WILLIAM DAVID R. CARON and JESSICA M. ORTIZ** - permission to leave 6-foot fence having front yard of 0.9 feet instead of required 15 feet and 6-foot fence having front yard of 1.4 feet instead of required 10 feet, Res. AA District, northwest corner of Rockaway Street (#259) and Connetquot Avenue, Islip Terrace, NY (0500-209.00-01.00-018.000)
- 6:30 P.M. (167-25) JOSE A. DILONE** - permission to leave patio having side yard of 3.2 feet instead of required 4 feet and fence in driveway sight triangle having height of 3.5 feet instead of permitted 3 feet, Res. A District, west side of Islip Avenue (#538), 125 feet south of Juniper Street, Islip (0500-272.00-01.00-021.001)
- 6:30 P.M. (168-25) LURI INVESTORS INC.** - permission to leave second story addition (21.5' x 26.5') expanding nonconforming use by 26% having rear yard of 21.8 feet instead of required 25 feet, Ind 1 District, west side of Penataquit Avenue (#66), 226.49 feet south of Redington Street, Bay Shore, NY (0500-368.00-01.00-040.000)
- 6:30 P.M. (169-25) NICHOLAS J. and JONI M. ISOLANO** - permission to erect two-story addition (11.9' x 33.9') leaving side yard of 4 feet instead of required 14 feet, total side yards of 20.2 feet instead of required 28 feet and floor area ratio of 30.5% instead of permitted 25%, Res. B District, west side of Cadman Road (#650), 175 feet north of Webster Avenue, West Islip, NY (0500-336.00-03.00-007.003)
- 6:30 P.M. (170-25) JG ENDEAVORS, LLC** - to establish legal nonconforming use of 10 boat berths as accessory to single-family dwelling, Res. A District, west side of Maple Avenue (#36), 534 feet south of Gibson Street, Bay Shore, NY (0500-419.00-04.00-027.000)
- 6:30 P.M. (171-25) MANNINO BROS. 1575 REALTY CORP.** - permission to install sound attenuation fence having height of 8 feet instead of permitted 6 feet and having front yard (through lot) of 4 feet instead of required 15 feet, Bus 1 / IND 1 District, north side of Montauk Highway (#1575), west side of Vanderbilt Boulevard, (through lot to Commercial Avenue), Oakdale, NY (0500-325.00-01.00-044.002 & 040.001)

7:00 P.M. (172-25) PALAKKUMAR PATEL - permission to erect two-story dwelling on lot having width of 50 feet instead of required 75 feet, leaving front yard of 15 feet and rear yard of 10 feet instead of required 25 feet each and floor area ratio of 29.61% instead of permitted 25%, Res. B District, southwest corner of Chester Road and Lakeland Avenue (through lot to Chester Road), Sayville, NY (0500-280.00-02.00-001.000)